County of Los Angeles

ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

DATE: Thursday, June 2, 2022
TIME: 9:00 a.m.

THIS MEETING WILL CONTINUE TO BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW.
TO PARTICIPATE IN THE MEETING CALL TELECONFERENCE NUMBER:
tel:+1-323-776-6996, **access code: 918 840 874#**
Link to Microsoft Teams meeting:
Join Virtual Meeting Here

AGENDA

Members of the Public may address the Economic Development Policy Committee on any agenda item by submitting awritten request prior to the meeting. Two (2) minutes are allowed per person in total for each item.

1. CALL TO ORDER

2. GENERAL PUBLIC COMMENT

3. INFORMATIONAL ITEM(S):

A. Board Letter: Layoff Aversion – Business Technical Assistance Program – 25 mins
- Isidro Villanueva, Economic & Workforce Development

B. Board Letter: Enhanced Infrastructure Financing District: City of Carson – 30 mins
- Robert Moran, Economic & Workforce Development

C. WIOA Eligible Training Provider List – 20 mins
- Irene Pelayo, Economic & Workforce Development

4. PRESENTATION/DISCUSSION ITEM(S):

A. WIOA Reauthorization – **Continued to 6/16/22**

5. PUBLIC COMMENT

6. STANDING ITEMS

A. Progress on American Rescue Plan Act Program Implementation and Outcomes

B. Economic Development Optimization: New Department Transition

C. Poverty Alleviation Initiative

7. ADJOURNMENT

Los Angeles County Economic Development Objectives:

- Attract, develop and retain businesses that provide quality jobs in high growth industries
- Increase employment opportunities by improving workforce development skills and employer partnerships
- Invest in infrastructure needs to improve and maintain competitiveness of LA County Region
- Coordinate across multiple County agencies to ensure that services to workers, businesses and entrepreneurs are coordinated and streamlined to facilitate a “no wrong door approach” to serving our constituents
- Work to balance jobs with housing

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE ECONOMIC DEVELOPMENT POLICY COMMITTEE AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

DKELLEHER@CEO.LACOUNTY.GOV

BOARD LETTER/MEMO
CLUSTER FACT SHEET

☒ Board Letter ☐ Board Memo ☐ Other

CLUSTER AGENDA REVIEW DATE	6/2/2022	
BOARD MEETING DATE	6/14/2022	
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1st ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th	
DEPARTMENT(S)	WDACS	
SUBJECT	Approval to Execute Business Technical Assistance Program Subawards with Los Angeles County Economic Development Corporation	
PROGRAM	Business Technical Assistance	
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☐ Yes ☒ No	
SOLE SOURCE CONTRACT	☐ Yes ☒ No	
	If Yes, please explain why:	
DEADLINES/ TIME CONSTRAINTS	Program start date: July 1, 2022	
COST & FUNDING	Total cost: $82,500 per service area (4 service areas for a total of $330,000)	Funding source: WIOA 25% Discretionary Rapid Response Layoff Aversion (United States Department of Labor)
	TERMS (if applicable): 12 months (July 1, 2022 – June 30, 2023); with the option to extend the terms through June 30, 2024.	
	Explanation: Initial term is for twelve months; option to extend for two additional one-year terms.	
PURPOSE OF REQUEST	County of Los Angeles (County) Workforce Development, Aging, and Community Services (WDACS) contracts with the Los Angeles County Economic Development Corporation (LAEDC) to provide Business Technical Assistance (BTA) services throughout the County. The BTA program delivers immediate and long-term technical assistance to distressed businesses that may be in a state of financial, managerial, locational, and/or operational stresswhich could result in layoffs. WDACS seeks Board approval to execute subawards to the four (4) service area Fiscal Year (FY) 2022-23 BTA subawards with LAEDC and extend these subawards through FY 2024-25.	
BACKGROUND (include internal/external issues that may exist including any related motions)		
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:	
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No If Yes, please state which one(s) and explain how: The Business Technical Assistance program promotes workforce development and opportunities for both individuals and distressed businesses. Supporting local economies with business technical assistance services allows for neighborhoods to be resilient in the wake of the COVID-19 pandemic by allowing communities to keep their small business doors open and their workers paid.	
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Kevin Anderson, Special Assistant, (213) 738-2593, kanderson@wdacs.lacounty.gov	

BOARD OF SUPERVISORS
Hilda L. Solis
Holly J. Mitchell
Sheila Kuehl
Janice Hahn
Kathryn Barger

EXECUTIVE LEADERSHIP
Otto Solórzano
Acting Director

Dr. Laura Trejo
Aging & Community Services

Kelly LoBianco
Economic & Workforce Development

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Los Angeles, CA 90020
wdacs.lacounty.gov
info@wdacs.lacounty.gov

Aging & Adult Information & Assistance Line:
(800) 510-2020
Report Elder Abuse:
(877) 477-3646
Report Hate: 211
America's Job Centers:
(888) 226-6300
Community & Senior Centers:
(323) 260-2003
Office of Small Business:
(800) 432-4900

June 14, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

APPROVAL TO EXECUTE BUSINESS TECHNICAL ASSISTANCE PROGRAM SUBAWARDS WITH LOS ANGELES COUNTY ECONOMIC DEVELOPMENT CORPORATION

(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

The County of Los Angeles (County) Workforce Development, Aging, and Community Services (WDACS) seeks the Board of Supervisors (Board) approval to execute four (4) subawards for Fiscal Year (FY) 2022-23 with the Los Angeles County Economic Development Corporation (LAEDC) to provide Business Technical Assistance (BTA) services throughout Los Angeles County. The BTA program delivers immediate and long-term technical assistance to distressed businesses that may be in a state of financial, managerial, locational, and/or operational stress that can ultimately result in layoffs.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Acting Director of WDACS, or designee, which may include the Director of the successor agency to WDACS, the Department of Economic Opportunity (DEO), to execute four (4) subawards with LAEDC for the provision of BTA services to four (4) service areas, with each service area allocated the equal amount of $82,500 for a total amount of $330,000, after County Counsel approves as to form, for a period of twelve (12)

Grow. Succeed. Thrive.

months, effective July 1, 2022 through June 30, 2023, with the option to extend the term for two (2) additional one (1) year periods through June 30, 2025. WDACS, or designee, shall provide written confirmation to your Board and the Chief Executive Office (CEO) within 30 working days of completing this action.

2. Delegate authority to the Acting Director of WDACS, or designee, to amend agreements with LAEDC as follows: 1) add new, relevant, or updated federal, State and/or county subaward terms; and 2) increase the Subaward Sum that may exceed 10% based on the availability of funding, and/or based on subrecipient's performance provided that: (a) the total allocation does not exceed available funding, and (b) WDACS, or designee, obtains County Counsel approval as to form of the amendment prior to any such amendments. WDACS, or designee, shall provide written confirmation to the Board and CEO within 30 working days of completing these actions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

The BTA program aims to strengthen the operations of distressed businesses and assist them with resources to stay in business. Program services include targeted outreach to distressed businesses; conducting assessments; assistance with loans or grants; development of strategies for addressing potential worker dislocations; referrals to supportive resources; collaboration with local workforce organizations to identify, analyze, and address workforce development needs; and facilitating linkages to appropriate local partners including the County America's Job Centers of California (AJCCs).

WDACS currently has four (4) subawards with LAEDC for the provision of BTA services, which will expire on June 30, 2022. Over the four-year term of the current subawards, BTA services have had a meaningful impact. The table below outlines the outcomes by each FY and combined totals.

LAEDC Performance Goals and Outcomes – All Service Areas									
Core Performance	**FY 18-19**		**FY 19-20**		**FY 20-21**		**FY 21-22* (*through 4/7/22)**		**Combined Outcomes**
	Total Funding $480,000		**Total Funding** $705,000		**Total Funding** $350,000		**Total Funding** $472,000		
	Goals	**Outcomes**	**Goals**	**Outcomes**	**Goals**	**Outcomes**	**Goals**	**Outcomes**	
Assessments	768	1,003	768	932	556	758	815	594	**3,287**
Customized Strategy Blueprints (action plans)	720	820	720	832	360	563	601	544	**2,759**
Completed Blueprint Services (unique services)	576	601	624	693	264	427	441	364	**2,085**
Referrals to County AJCCs	576	568	528	661	480	661	449	329	**2,219**
Averted Layoffs (self-attested to business owner/manager)	800	784	800	1,130	320	700	402	263	**2,877**

WDACS has significantly enhanced its strategies for engaging businesses in all sectors to maximize local economic development efforts. As one example, WDACS's business services team utilizes labor market information and available business financial health metrices provided through Dun & Bradstreet to identify businesses that have exhibited recent declines in growth and/or consumer demand and which are also projected to experience worsening financial health. This information is shared with LAEDC to conduct proactive outreach each month. In addition, LAEDC participates in monthly meetings with the County's Rapid Response team so that the BTA program more effectively sends referrals to Rapid Response coordinators (and vice versa).

With finite resources there is a need to enhance and streamline service delivery. The BTA program will aim to bridge together business service and community-based organizations with businesses throughout Los Angeles County to help deploy the most resources and services. WDACS and LAEDC will also leverage the workforce development services provided through the AJCCs to link individuals seeking jobs with businesses in need of workers. The BTA program proved to be especially critical during the height of the COVID-19 pandemic and prevented nearly four (4) times as many layoffs from March 2020 - June 2020 compared to March 2019 - June 2019. The program also reached over three (3) times as many businesses in Los Angeles County during the same comparison period.

WDACS will review this program after the initial one-year term to ensure that it continues to align with the new department's strategic plan, the new AJCC system being procured for July 1, 2023, and meets the goals of service delivery as outlined by WDACS.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended actions support Countywide Strategic Plan Goal 2: Foster Vibrant and Resilient Communities, in particular Strategy II.1 Drive Economic and Workforce Development in the County, by supporting local distressed businesses in need of workforce services to prevent as many layoffs and business closures as possible.

FISCAL IMPACT/FINANCING

The BTA program is funded through the Workforce Innovation and Opportunity Act (WIOA) 25% discretionary Rapid Response Layoff Aversion funding. Program funds that are federally funded have been assigned a Catalogue of Federal Domestic Assistance program number: WIOA Dislocated Worker funds (includes Veterans and Rapid Response): 17.278; Federal grantor is the United States Department of Labor.

There is no impact to Net County Costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The BTA Program delivers immediate and long-term technical assistance to distressed businesses that may be in a state of financial, managerial, locational, and/or operational stress which could result in layoffs, which supports the business assistance elements codified by Public Law 113-128

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under WIOA. WIOA was signed into law on July 22, 2014, and it amended and reauthorized the Workforce Investment Act of 1998. WIOA strives to improve state and local workforce development systems to ensure they prepare a skilled workforce for the 21st century economy.

On July 1, 2022, economic and workforce development services currently provided by WDACS will be taken over by a successor agency, the Department of Economic Opportunity (DEO). The authority granted by the recommended actions in this board letter will be designated to the DEO.

CONTRACTING PROCESS

LAEDC was competitively procured through a Request for Proposals (RFP) process, which was released on March 8, 2022. The notification of the release was advertised in the Los Angeles Times, Los Angeles Daily News, San Gabriel Valley Tribune, Long Beach Press Telegram, Antelope Valley Press, Torrance Daily Breeze, Los Angeles Sentinel, and La Opinion. The RFP was also posted on the Los Angeles County Open Solicitations webpage, and information on the RFP was sent to approximately 6,000 vendors between both the WDACS solicitation database and the County's Internal Services Department commodity code vendor lists. Proposals were submitted online, via email, by April 8, 2022, and any organization that wanted to apply for more than one service area was required to submit individual proposals for each area. All RFP documents were available on the WDACS website.

Social enterprise agencies, industry organizations, and/or community-based organizations were eligible to apply. A proposer's conference was digitally held on Microsoft Teams on March 15, 2022, and three (3) agencies attended. The RFP was open for a period of 30 days to align with WIOA solicitation requirements for federal funding. Proposals were received from LAEDC and one other entity. The other entity's proposal was disqualified for having failed to meet the minimum mandatory qualifications and that proposer did not contest or appeal its disqualification. LAEDC was the only responsive proposer to the RFP for each service area.

Upon your Board's approval, WDACS will enter into subawards with LAEDC, effective July 1, 2022 through June 30, 2023, with two (2) optional one (1) year extension periods for a maximum possible subaward term of three (3) years. During the initial term, WDACS will determine if it shall extend the subawards based on the availability of funds and program performance.

MONITORING REQUIREMENT

Fiscal, programmatic, and administrative monitoring of WIOA program subrecipients is conducted annually to ensure subaward compliance. Fiscal, program, and administrative monitoring is overseen by WDACS's Contract Compliance Division which will contract with either the Los Angeles County Auditor-Controller or a certified public accountant firm procured through the Auditor-Controller's Master Agreement to conduct the monitoring on behalf of WDACS.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will allow for continued provision of BTA program services to distressed business within Los Angeles County and will provide resources to continue to support small businesses during this critical time of post-pandemic recovery efforts.

CONCLUSION

Should you have any questions, you may contact me directly, or your staff may contact Mr. Kevin Anderson, Special Assistant, at kanderson@wdacs.lacounty.gov.

Respectfully Submitted,

Otto Solórzano
Acting Director

OS:KL:PG:CD:MY:JD

Enclosures

c: Chief Executive Office
Executive Office, Board of Supervisors
County Counsel

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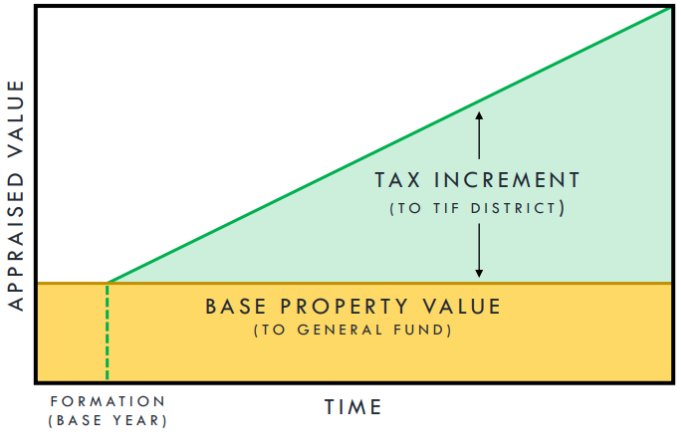
Financing Critical Infrastructure
City of Carson Enhanced Infrastructure Financing District (EIFD)

EDPC June 2, 2022

What is an EIFD?

California Policy

- Tax Increment Financing allows local governments to finance public projects using future 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)

- EIFDs are a limited tax increment financing district created in 2014 after the dissolution of redevelopment agencies in 2012
- The City and County agree to contribute a portion of future tax increment to the EIFD to fund a list of infrastructure projects
- Public Financing Authority is the governing body of the EIFD: 3 members appointed by the City, 2 by the County

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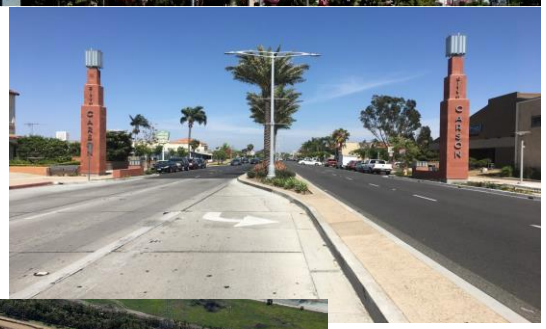
Executive Summary



- ✓ Key areas have the potential for redevelopment over the next 20+ years:
  - Specific Plan areas – Carson Vision Plan, Carson Street Master Plan, District at South Bay, The Avalon
  - Vacant sites
  - 2040 General Plan update
- ✓ Major infrastructure investments are needed to support revitalization:
  - Remediation of landfills and other contaminated sites
  - Roadway/circulation improvements (incl. City/County 200th Street pedestrian bridge, improvements serving Victoria Golf Course)
  - Dominguez Channel active recreation improvements
- ✓ EIFD = City / County partnership on regional goals
  - Economic development and jobs in disadvantaged community
  - Environmental clean up / sustainability
  - Affordable and diverse housing supply

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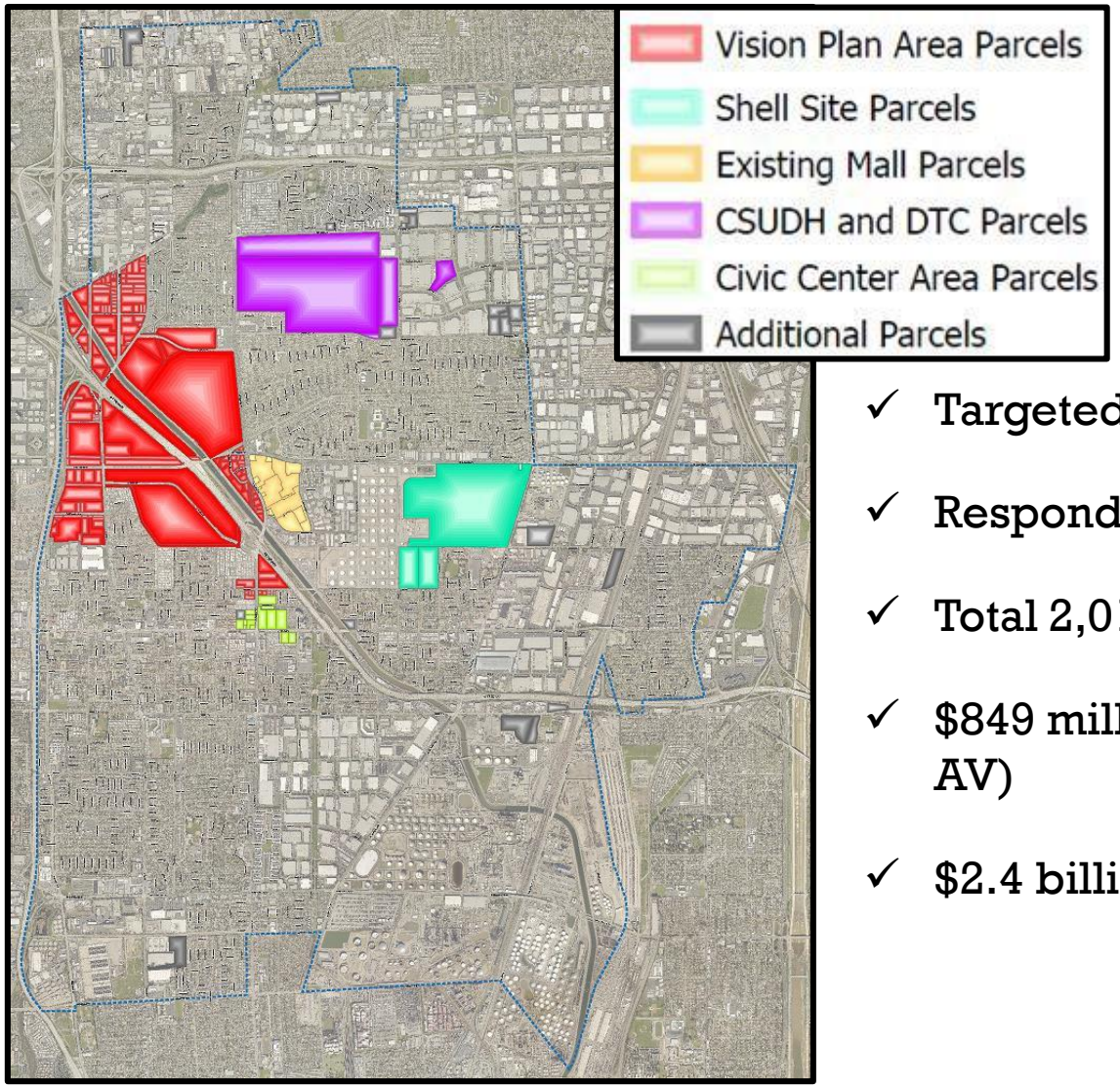
Carson-County EIFD partnership achieves regional goals and helps revitalize vacant sites for beneficial use

EIFD Study Area



Sub areas identified for targeted new development to transform the City:

- ✓ Address 669 acres of landfills in Carson
- ✓ Sites needing environmental clean up
- ✓ Targeted sites for mixed income housing
- ✓ Respond to infrastructure needs of the community
- ✓ Total 2,012 acres (~16.6% of City acreage)
- ✓ $849 million in existing assessed value (~5.6% of City total AV)
- ✓ $2.4 billion+ in potential new value from proposed projects

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EIFD-funded Infrastructure Projects

#	Targeted Projects	Estimated Cost
1	20% Affordable Housing Set-Aside	$26,800,000
2	Victoria Golf Course Remediation	$10,000,000
3	Brownfield Remediation (Multiple Sites)	$10 - 75,000,000
4	Park and Recreational Development	$5 - 15,000,000
5	Dominguez Channel Bicycle Master Plan Improvements/Pedestrian Networks	$2.5 - 5,000,000
6	City Street and Road Improvements	$10- 30,000,000
7	Commercial Façade Program	$2.5 - 5,000,000
	Total EIFD Projects	**$134,000,000**

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Development Assumptions

- ✓ Kosmont ran a baseline tax increment analysis to determine district revenue potential based on future development potential over the next 20+ years:

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2020$)
Rental Residential	2,619 units	$300,000 per unit	$785,700,000
For Sale Residential	662 units	$400,000 per unit	$264,800,000
Commercial / Retail	965,348 SF	$285 PSF	$275,124,180
Office	780,000 SF	$225 PSF	$175,500,000
Hotel	118 rooms	$200,000 per room	$23,600,000
Recreational	598,500 SF	$350 PSF	$209,475,000
Industrial	5,632,961 SF	$160 PSF	$901,273,760
Estimated Total			**$2,635,472,940**

Source: City of Carson planning staff (based on actual planned / proposed projects)

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Fiscal Impact to County

Proposed City of Carson Enhanced Infrastructure Financing District (EIFD)

County Contribution / Development Scenarios

	Scenario	City Contribution to EIFD	County Contribution to EIFD	Infrastructure projects funded by the EIFD	Estimated development projects	Total Net to County (50-years)	Net to County (NPV/current $)
1	Base Case (No EIFD)	0%	0%			$ 81,344,421	$ 30,548,245
2	Proposed EIFD	6.2%	6.2%	$134 million infrastructure: 20% affordable housing fund, Victoria Golf Course remediation, brownfield remediation, park and recreational development, Dominquez Channel bike and pedestrian path, street and road improvements, commercial façade program	3,280 residential units, 965,000 sf commercial/retail, 780,000 sf office, 118 room hotel, 5.6 million sf industrial, 598,500 sf recreational	$ 470,706,009	$ 200,423,941
	Net Impact to County General Fund:					$ 389,361,588	$ 169,875,696

Notes

Scenario 1 — No EIFD. Net to County $ is from tax revenue for parcels within the proposed EIFD project area with Assessed Values projected at 2% annual growth.

Scenario 2 — City contributes 52% of its 11.9% share of property tax increment to EIFD; County contributes 25% of its 24.7% share. The City and County contributions to the EIFD (50-years) will be limited to the amount sufficient to cover outstanding EIFD bonds in subsequent years. Excess EIFD revenues will be returned to the City and County once the $134 million of infrastructure projects are fully funded.

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LA County EIFD Participation Guidelines/Board Policy

Property Tax Increment: • City share contributed ≥ County share contributed • County contributes less than 100% of its share	☑
Fiscal Analysis: Positive net impact to County General Fund	☑
Board Priorities: Supports affordable housing, homeless prevention, workforce development, or sustainability • Additional priority for economic development, job creation in Disadvantaged Community	☑
Regional and Community Significance: As related to Board priorities above, job creation, blight removal, or improvements to regional transportation	☑
Affordable Housing: 20% of rental housing must be affordable	☑
"But for…" Test: Contribution of County property tax increment is necessary precondition for targeted projects	☑

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Reasons to Partner with Carson EIFD

Infrastructure investments support local and regional goals:

- Housing – **3,200 housing units** at various income levels, plus **20% affordable housing set aside**
- Economic development – **9,400+** direct, permanent jobs in a **disadvantaged community**
- Committed to Local Hire (incorporated into City Charter Sections 915-916)
- Environment and sustainability – site remediation, beneficial reuse of landfill and vacant contaminated sites, environmental justice
- Support of Countywide Sustainability Policy:
  - Goal 1: Resilient and healthy community environments where residents thrive in place
  - Goal 3: Equitable and sustainable land use and development without displacement
  - Goal 12: A commitment to realize our County sustainability goals through creative, equitable, and coordinated funding and partnerships

✓ Significant positive net fiscal impacts to County

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Next Steps

- ✓ First and second PFA public hearing meetings held

  EIFD IFP approved by City Council and County Board

  PFA adopts the EIFD at its third public hearing

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CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The City of Carson and the County of Los Angeles

Prepared By:

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APRIL 2022

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Appendix B: Legal Description of the Carson EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis
Appendix E: General Plan Environmental Impact Report

1.0 Introduction

1.1 Background & Purpose

The proposed Carson Enhanced Infrastructure Financing District ("Carson EIFD" or "District") will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Carson ("City") and the South Bay region of Los Angeles County ("County"). The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total approximately 12,141 acres. The Carson EIFD includes the City's Vision Plan area, the Civic Center area, the campus of California State Dominguez Hills ("CSUDH"), and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. The District represents a partnership between the City and the County, and as such, will be funded by property tax increment from both taxing entities.

1.2 Contents and Overview of this Infrastructure Financing Plan ("IFP")

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

a) A map and legal description of the District, included herein as Appendix A and Appendix B, respectively.

b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.

c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. This information is included in Section 4 of this IFP.

d) A financing section (included in Section 5 of this IFP), which shall contain all of the following information:

    a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue.

The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 52% throughout the duration of the District lifetime. For the County, the maximum portion of the County's property tax increment to be committed to the District will be 25% throughout duration of the District lifetime, which is projected to be forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the Public Financing Authority ("PFA").

b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District by year over the course of forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The PFA governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the EIFD will contribute approximately $134 million (in present value dollars) to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately $313 million (nominal dollars).

d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed $313,000,000 (nominal dollars). This represents a maximum allocation of $156,500,000 from the City and $156,500,000 from the County over the District lifetime (nominal dollars).

e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP

assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately $14.2 million, and annual costs to the County will be approximately $7.6 million to service the area of the District.

g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of $3.0 million to the City and an annual net fiscal surplus of $22.4 million to the County.

h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.

e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

2.0 Description of the Proposed District

The Carson EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City's total 12,141 acres. The Carson EIFD includes the City's Vision Plan area, the Civic Center area, the campus of CSUDH, and various other targeted opportunity site areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

Land use designations in the District primarily include industrial and residential uses, and to a lesser extent, retail, office, and recreational designations. The EIFD includes a significant amount of former landfill property with potential for remediation and future development. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development is summarized in Table 1 below, anticipated to occur across the Vision Plan area, Civic Center area, the CSUDH campus, and other targeted opportunity site areas as identified on the map in Appendix A. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Private Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2022$)
Rental Residential	2,619 units	$300,000 per unit	$785,700,000
For Sale Residential	662 units	$400,000 per unit	$264,800,000
Commercial / Retail	965,348 SF	$285 PSF	$275,124,180
Office	780,000 SF	$225 PSF	$175,500,000
Hotel	118 rooms	$200,000 per room	$23,600,000
Recreational	598,500 SF	$350 PSF	$209,475,000
Industrial	5,632,961 SF	$160 PSF	$901,273,760
Estimated Total			**$2,635,472,940**

3.2 Public Facilities to be Financed with Assistance from the Carson EIFD

The PFA intends to utilize the District to contribute approximately $134 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately $313 million (nominal dollars). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

Table 2: Estimated EIFD Funding Allocation

#	PROJECT	ESTIMATED ALLOCATION	ESTIMATED TIMING
1	Affordable Housing Development in Carson (20% Minimum County Requirement)	$26,800,000	Year 1 to Year 50
2	Victoria Golf Course Approved Remediation and Infrastructure Projects	$10,000,000	Year 1 to Year 20 (up to $10,000,000)
3*	Brownfield Site Remediation	$10,000,000 to $75,000,000	Year 1 to Year 50
4*	Park and Recreational Development	$5,000,000 to $15,000,000	Year 10 to Year 50
5*	Dominguez Channel / Bicycle Master Plan Improvements / Pedestrian Networks	$2,500,000 to $5,000,000	Year 15 to Year 50
6*	Future City Street / Road Improvements and Other Infrastructure	$10,000,000 to $30,000,000	Year 15 to Year 50
7*	Commercial Façade Program	$2,500,000 to $5,000,000	Year 15 to Year 50
	Estimated Total EIFD Budget Allocation	**$134,000,000**	***(present value dollars)***

*The above conceptual budget provides a snapshot of current infrastructure needs and may be modified by City Council recommendations or County Board of Supervisors recommendations and approval by the PFA. Funds may be adjusted depending on future needs, project costs, and/or funding availability from other sources. No funds shall be used to support ongoing operations of oil refinery activities.

(5) Affordable Housing Projects: The EIFD will implement a 20% affordable housing set-aside for the acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase in the City. The PFA will coordinate with the Carson Housing Authority for implementation and administration of these funds and projects subject to the approval of the City Council. The sequence in which EIFD revenues shall be allocated annually shall prioritize this affordable housing set-aside as the first priority. The PFA may additionally elect to coordinate with the County of Los Angeles Affordable Housing Trust Fund or another entity as an alternative or in addition to the Carson Housing Authority for the acquisition, construction, or rehabilitation of affordable housing in the City, subject to

the approval of the City of Carson City Council. Funds dedicated to these projects will be tracked and delineated specifically in the required annual reporting for the EIFD.

(2) Victoria Golf Course Approved Remediation and Infrastructure Projects[1]: Certain on-site infrastructure and remediation projects for development of the Victoria Golf Course property pursuant to the project list agreed upon in advance by City and County (the "Victoria Golf Course Approved Remediation and Infrastructure Projects"). After the allocation of the affordable housing set-aside, fifty percent (50%) of all annual EIFD revenues will be allocated to the Victoria Golf Course Approved Remediation and Infrastructure Projects up to $10,000,000. Disbursement of funding for Victoria Golf Course Approved Remediation and Infrastructure Projects shall be contingent on and commence from the receipt by The Creek at Dominguez Hills of the Remedial Action Completion Report by the Department of Toxics and Substance Control and shall be based on eligible costs incurred. The County and City have agreed to enter into an agreement describing various obligations should the ground lease of the Golf Course Property between Plenitude Holdings, LLC ("Plenitude") and the County be terminated or the County enters into an agreement with another developer. If Plenitude pays for the costs of any Victoria Golf Course Approved Remediation and Infrastructure Projects prior to the availability of EIFD funding, then Plenitude will be reimbursed such costs from EIFD funds once such funds become available, subject to the terms outlined above. If The Creek at Dominguez Hills or another vertical development on the Golf Course site explicitly agreed upon by the City and the County is not substantially completed by December 31, 2032, any funds remaining from the allocation outlined above shall be remitted back to the EIFD, and the EIFD will be released from any obligation related to the Victoria Golf Course property as described above, and such funds may be expended on projects mutually agreed to by the County and City other than the Victoria Golf Course Approved Remediation and Infrastructure Projects. Funds dedicated to this project will be tracked and delineated specifically in the required annual reporting for the EIFD. The described funding obligation in this paragraph (2) may be adjusted or revised by agreement between the City and the County and still qualify for EIFD funding so long as the projects constitute infrastructure, housing and/or remediation projects described in this Section 3.0.

(3) Brownfield Site Remediation*: Provide funding or partial funding to clean up various project sites to leverage future development that could include but is not limited to the 157-Acre Carson Reclamation Properties. These projects will spur economic development to accelerate tax increment revenues to the Carson EIFD and separately to the County and City. Specific project(s) funding subject to City Council recommendations and approval by the PFA.

(4) Park and Recreational Development*: Develop a park within the city of Carson. Potential park development sites could include but is not limited to the 18-acre Shell site and/or Sanitation

[1] For the purposes of the PFA Bylaws, Victoria Golf Course Approved Remediation and Infrastructure Projects are to be considered "County Projects".

District new park site adjacent to Carriage Crest Park. Specific project funding subject to City Council recommendations and approval by the PFA.

(5) Dominguez Channel Improvements / City's Bicycle Master Plan/ Pedestrian Networks*: Provide neighborhood connectivity (e.g., pedestrian and bicycle networks), create a continuous Riverwalk park / trail along the Dominguez Channel. Projects related to the City's Bicycle Master Plan or General Plan would also be eligible under this category. Specific project(s) funding subject to City Council recommendations and approval by the PFA.

(6) Future City Street / Road Improvements and Other Infrastructure*: Installation, reconstruction, and beautification of various streets and roads within city of Carson, as well as new on-site and off-site infrastructure to support future project development (e.g., utilities, sidewalks, drainage). Beautification amenities may include road/sidewalk installation / extension / repairs, wayfinding signs, streetlights, utility wraps, benches, street banners, art, and landscaping similar to the recent Carson Street Improvement. Main Street could be a potential site for a beautification project. Martin Luther King Jr. Street could also be a potential site for a road reconstruction project. It should be noted that County Board of Supervisors previously approved funding for Martin Luther King Jr. Street reconstruction via the approved Memorandum of Agreement among the City, the County and the Kimmelman Foundation for the proposed Carol Kimmelman Athletic and Academic Campus (CKAAC) dated July 2019 (Section II. C. Infrastructure Investments/Improvements).[2] The Kimmelman Foundation, however, has since opted to not proceed with the CAAKC project. Accordingly, County funding is no longer available for this project. If another entity (e.g., City or County) advances the funding for Martin Luther King Jr. Street road improvements, that entity will be eligible for reimbursement from EIFD proceeds.

Other Improvements may also include intersection improvements to interchanges such as Avalon & I-405, construction of freeway entrance along I-405 & Main Street, I-405 by Wilmington Blvd and/or other intersections. Other road improvements may be funded based on road conditions, subject to recommendations from the City Council and approval by PFA.

(7) Commercial Façade Program*: Develop program(s) to financially assist local businesses and property owners with improvements to exterior facades or other beautification improvements (e.g., paint, signage). Specific project(s) funding subject to City Council recommendations and approval by the PFA.

[2] The Memorandum of Agreement provided that the County would fund the "Base Road Reconstruction" of Martin Luther King Jr. Road with an estimated cost of $4.5 million, additionally committing to payment of any cost overruns to complete the Base Road Reconstruction, which is no longer moving forward.

Funds allocated under projects item numbers 3 through 7 may be reallocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. Specific project funding subject to City Council recommendations and approval by the PFA.

The EIFD will not include funds to support ongoing operations of oil refinery activities.

Additional expenditures by the EIFD, including any use of potential future EIFD bond proceeds, will be subject to City Council recommendations and approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. Eligible expenditures in accordance with Government code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or longer. The EIFD may finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Example projects may include, but not be limited to, the following:

a) Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities
b) Sewage treatment and water reclamation plants and interceptor pipes
c) Facilities for the collection and treatment of water for urban uses
d) Flood control levees and dams, retention basins, and drainage channels
e) Childcare facilities, libraries, and other government facilities
f) Parks, recreational facilities, and open space
g) Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles
h) Brownfield restoration and other environmental mitigation
i) The acquisition, construction, or rehabilitation of housing for persons of very low, low, and moderate income, as defined in Sections 50105 and 50093 of the Health and Safety Code, for rent or purchase
j) Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought
k) The acquisition, construction, or improvement of broadband Internet access service
l) Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses
m) Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

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. The City has already formed a Community Facilities District ("CFD") with a Citywide annexation area for new and/or intensified development to assist with ongoing services and maintenance needs in the City.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. 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.

4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of the City's General Plan, facilitates the cleanup and reuse of former landfill sites serving the larger County region, supports implementation of regional connectivity through active transportation, and facilitates the growth of a regional educational institution in CSUDH.

The District additionally supports numerous County economic development objectives, including job creation, workforce development, affordable housing, homeless prevention, improvement of quality of life, and promotion of environmental sustainability, all in an area predominantly designated as Disadvantaged Community (DAC) census tracts based on the California Environmental Protection Agency (CalEPA) CalEnviroScreen tool (version 3.0).

Specific communitywide and regional benefits anticipated to be generated by the District include:

- $75 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- $529 million in net fiscal impact to County over 50 years (on a present-value basis), including additional direct property tax revenue to County Fire and County Library
- 3,281 housing units within the District, including affordable housing a multiple income levels
- 21,781 direct, indirect, and induced temporary, construction-related jobs in the City and County
- 9,349 direct, permanent jobs in the City
- 4,269 additional indirect and induced permanent jobs in the City and County (total of 14,349 direct, indirect, and induced jobs)
- $3.7 billion in economic output from construction in the City and County
- $1.8 billion in annual ongoing economic output in the City and County.

5.0 Financing Section

Projections included in this IFP are based on research and analysis of available data at the time of IFP for purposes of planning and illustration. Actual results may differ from those expressed in this document.

The Carson EIFD represents a partnership between the City and County, and as such, will be funded by property tax increment from both taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a "pay-as-you-go" basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Carson EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Carson, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes until all of the Successor Agency's obligations are retired (currently anticipated in 2041). Redevelopment Property Tax Trust Fund ("RPTTF") residual revenues are intended to be contributed by the City and County to the District as part of the maximum allocations outlined in the following sections.

The analysis and projections herein reflect the City's intention to dedicate incremental property tax revenue allocated to the City in lieu of motor vehicle license fees to the District pursuant to Government Code Section 53398.75€(1) in addition and in proportion to incremental AB8 property tax.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City's property tax increment to be committed to the District will be 52% throughout the District lifetime. The maximum portion of the County's property tax increment to be committed to the District will be 25% throughout the District lifetime.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City and County contributions to the District over the District lifetime. It is expected that a total of $156,266,930 of incremental tax revenues will be allocated to the District by the City, and a total of $156,266,930 of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of $312,533,860. Table 4 illustrates the accumulation of affordable housing set-side funding.

Table 3: Projection of District Revenues by Year

	Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Average City Share Available (AB8+VLF)	City Increment Available	Portion of City Share Allocated	City Increment Allocated	Average County Share Available	County Increment Available	Portion of County Share Allocated	County Increment Allocated	Total Taxes Allocated to EIFD
0	2021 / 2022	$0	$0	11.87%	$0	52%	$0	24.7%	$0	25%	$0	$0
1	2022 / 2023	$420,809,462	$4,208,095	11.87%	$499,468	52%	$259,639	24.7%	$1,038,558	25%	$259,639	$519,279
2	2023 / 2024	$953,315,091	$9,533,151	11.87%	$1,131,511	52%	$588,195	24.7%	$2,352,782	25%	$588,195	$1,176,391
3	2024 / 2025	$1,225,684,360	$12,256,844	11.87%	$1,454,792	52%	$756,247	24.7%	$3,024,989	25%	$756,247	$1,512,494
4	2025 / 2026	$1,588,758,230	$15,887,582	11.87%	$1,885,733	52%	$980,264	24.7%	$3,921,055	25%	$980,264	$1,960,528
5	2026 / 2027	$2,218,486,210	$22,184,862	11.87%	$2,633,171	52%	$1,368,806	24.7%	$5,475,224	25%	$1,368,806	$2,737,612
6	2027 / 2028	$2,432,710,118	$24,327,101	11.87%	$2,887,439	52%	$1,500,982	24.7%	$6,003,929	25%	$1,500,982	$3,001,964
7	2028 / 2029	$2,609,863,141	$26,098,631	11.87%	$3,097,705	52%	$1,610,286	24.7%	$6,441,142	25%	$1,610,286	$3,220,571
8	2029 / 2030	$2,851,182,832	$28,511,828	11.87%	$3,384,133	52%	$1,759,180	24.7%	$7,036,719	25%	$1,759,180	$3,518,360
9	2030 / 2031	$3,009,340,228	$30,093,402	11.87%	$3,571,854	52%	$1,856,763	24.7%	$7,427,052	25%	$1,856,763	$3,713,526
10	2031 / 2032	$3,172,336,888	$31,723,369	11.87%	$3,765,318	52%	$1,957,332	24.7%	$7,829,327	25%	$1,957,332	$3,914,664
11	2032 / 2033	$3,397,374,003	$33,973,740	11.87%	$4,032,420	52%	$2,096,180	24.7%	$8,384,719	25%	$2,096,180	$4,192,360
12	2033 / 2034	$3,608,452,600	$36,084,526	11.87%	$4,282,954	52%	$2,226,415	24.7%	$8,905,661	25%	$2,226,415	$4,452,831
13	2034 / 2035	$3,721,106,377	$37,211,064	11.87%	$4,416,665	52%	$2,295,923	24.7%	$9,183,691	25%	$2,295,923	$4,591,845
14	2035 / 2036	$3,836,476,366	$38,364,764	11.87%	$4,553,600	52%	$2,367,106	24.7%	$9,468,424	25%	$2,367,106	$4,734,212
15	2036 / 2037	$3,930,533,765	$39,305,338	11.87%	$4,665,239	52%	$2,425,139	24.7%	$9,700,557	25%	$2,425,139	$4,850,279
16	2037 / 2038	$4,026,472,313	$40,264,723	11.87%	$4,779,111	52%	$2,484,333	24.7%	$9,937,334	25%	$2,484,333	$4,968,667
17	2038 / 2039	$4,124,329,632	$41,243,296	11.87%	$4,895,260	52%	$2,544,711	24.7%	$10,178,846	25%	$2,544,711	$5,089,423
18	2039 / 2040	$4,224,144,097	$42,241,441	11.87%	$5,013,732	52%	$2,606,297	24.7%	$10,425,188	25%	$2,606,297	$5,212,594
19	2040 / 2041	$4,325,954,851	$43,259,549	11.87%	$5,134,573	52%	$2,669,114	24.7%	$10,676,457	25%	$2,669,114	$5,338,228
20	2041 / 2042	$4,429,801,820	$44,298,018	11.87%	$5,257,832	52%	$2,733,188	24.7%	$10,932,751	25%	$2,733,188	$5,466,375
21	2042 / 2043	$4,535,725,729	$45,357,257	11.87%	$5,383,555	52%	$2,798,543	24.7%	$11,194,171	25%	$2,798,543	$5,597,086
22	2043 / 2044	$4,643,768,116	$46,437,681	11.87%	$5,511,793	52%	$2,865,205	24.7%	$11,460,820	25%	$2,865,205	$5,730,410
23	2044 / 2045	$4,753,971,351	$47,539,714	11.87%	$5,642,596	52%	$2,933,200	24.7%	$11,732,801	25%	$2,933,200	$5,866,401
24	2045 / 2046	$4,866,378,650	$48,663,787	11.87%	$5,776,015	52%	$3,002,556	24.7%	$12,010,223	25%	$3,002,556	$6,005,111
25	2046 / 2047	$4,981,034,096	$49,810,341	11.87%	$5,912,102	52%	$3,073,298	24.7%	$12,293,192	25%	$3,073,298	$6,146,596
26	2047 / 2048	$5,097,982,650	$50,979,826	11.87%	$6,050,911	52%	$3,145,455	24.7%	$12,581,821	25%	$3,145,455	$6,290,911
27	2048 / 2049	$5,217,270,175	$52,172,702	11.87%	$6,192,496	52%	$3,219,056	24.7%	$12,876,223	25%	$3,219,056	$6,438,111
28	2049 / 2050	$5,338,943,451	$53,389,435	11.87%	$6,336,912	52%	$3,294,128	24.7%	$13,176,512	25%	$3,294,128	$6,588,256
29	2050 / 2051	$5,463,050,192	$54,630,502	11.87%	$6,484,218	52%	$3,370,702	24.7%	$13,482,808	25%	$3,370,702	$6,741,404
30	2051 / 2052	$5,589,639,069	$55,896,391	11.87%	$6,634,469	52%	$3,448,807	24.7%	$13,795,229	25%	$3,448,807	$6,897,615
31	2052 / 2053	$5,718,759,722	$57,187,597	11.87%	$6,787,725	52%	$3,528,475	24.7%	$14,113,899	25%	$3,528,475	$7,056,949
32	2053 / 2054	$5,850,462,789	$58,504,628	11.87%	$6,944,046	52%	$3,609,736	24.7%	$14,438,942	25%	$3,609,736	$7,219,471
33	2054 / 2055	$5,984,799,917	$59,847,999	11.87%	$7,103,494	52%	$3,692,622	24.7%	$14,770,486	25%	$3,692,622	$7,385,243
34	2055 / 2056	$6,121,823,788	$61,218,238	11.87%	$7,266,131	52%	$3,777,165	24.7%	$15,108,661	25%	$3,777,165	$7,554,331
35	2056 / 2057	$6,261,588,136	$62,615,881	11.87%	$7,432,020	52%	$3,863,400	24.7%	$15,453,600	25%	$3,863,400	$7,726,800
36	2057 / 2058	$6,404,147,771	$64,041,478	11.87%	$7,601,227	52%	$3,951,359	24.7%	$15,805,437	25%	$3,951,359	$7,902,718
37	2058 / 2059	$6,549,558,599	$65,495,586	11.87%	$7,773,819	52%	$4,041,078	24.7%	$16,164,311	25%	$4,041,078	$8,082,155
38	2059 / 2060	$6,697,877,643	$66,978,776	11.87%	$7,949,862	52%	$4,132,590	24.7%	$16,530,362	25%	$4,132,591	$8,265,181
39	2060 / 2061	$6,849,163,069	$68,491,631	11.87%	$8,129,426	52%	$4,225,934	24.7%	$16,903,734	25%	$4,225,934	$8,451,867
40	2061 / 2062	$7,003,474,202	$70,034,742	11.87%	$8,312,582	52%	$4,321,144	24.7%	$17,284,574	25%	$4,321,144	$8,642,287
41	2062 / 2063	$7,160,871,559	$71,608,716	11.87%	$8,499,400	52%	$4,418,258	24.7%	$17,673,031	25%	$4,418,258	$8,836,515
42	2063 / 2064	$7,321,416,862	$73,214,169	11.87%	$8,689,955	52%	$4,517,314	24.7%	$18,069,257	25%	$4,517,314	$9,034,628
43	2064 / 2065	$7,485,173,072	$74,851,731	11.87%	$8,884,321	52%	$4,618,352	24.7%	$18,473,407	25%	$4,618,352	$9,236,704
44	2065 / 2066	$7,652,204,406	$76,522,044	11.87%	$9,082,574	52%	$4,721,410	24.7%	$18,885,640	25%	$4,721,410	$9,442,820
45	2066 / 2067	$7,822,576,366	$78,225,764	11.87%	$9,284,792	52%	$4,826,530	24.7%	$19,306,118	25%	$4,826,530	$9,653,059
46	2067 / 2068	$7,996,355,766	$79,963,558	11.87%	$9,491,055	52%	$4,933,751	24.7%	$19,735,006	25%	$4,933,752	$9,867,503
47	2068 / 2069	$8,173,610,753	$81,736,108	11.87%	$9,701,443	52%	$5,043,118	24.7%	$20,172,471	25%	$5,043,118	$10,086,236
48	2069 / 2070	$8,354,410,841	$83,544,108	11.87%	$9,916,039	52%	$5,154,671	24.7%	$20,618,686	25%	$5,154,671	$10,309,343
49	2070 / 2071	$8,538,826,930	$85,388,269	11.87%	$10,134,926	52%	$5,268,456	24.7%	$21,073,825	25%	$5,268,456	$10,536,912
50	2071 / 2072	$8,726,931,341	$87,269,313	11.87%	$10,358,192	52%	$5,384,517	24.7%	$21,538,067	25%	$5,384,517	$10,769,033
	Total		**$2,532,689,294**		**$300,610,605**	**52%**	**$156,266,929**		**$625,067,718**	**25%**	**$156,266,929**	**$312,533,858**
	Present Value		**$1,083,076,794**		**$128,552,828**	**52%**	**$66,825,838**		**$267,303,353**	**25%**	**$66,825,838**	**$133,651,676**

Note: Present value at 3% discount rate.

Table 4: Projection of Affordable Housing Set-Aside Funds

	Fiscal Year	Total Taxes Allocated to EIFD	Affordable Housing Set-Aside
0	2021 / 2022	$0	$0
1	2022 / 2023	$519,279	$103,856
2	2023 / 2024	$1,176,391	$235,278
3	2024 / 2025	$1,512,494	$302,499
4	2025 / 2026	$1,960,528	$392,106
5	2026 / 2027	$2,737,612	$547,522
6	2027 / 2028	$3,001,964	$600,393
7	2028 / 2029	$3,220,571	$644,114
8	2029 / 2030	$3,518,360	$703,672
9	2030 / 2031	$3,713,526	$742,705
10	2031 / 2032	$3,914,664	$782,933
11	2032 / 2033	$4,192,360	$838,472
12	2033 / 2034	$4,452,831	$890,566
13	2034 / 2035	$4,591,845	$918,369
14	2035 / 2036	$4,734,212	$946,842
15	2036 / 2037	$4,850,279	$970,056
16	2037 / 2038	$4,968,667	$993,733
17	2038 / 2039	$5,089,423	$1,017,885
18	2039 / 2040	$5,212,594	$1,042,519
19	2040 / 2041	$5,338,228	$1,067,646
20	2041 / 2042	$5,466,375	$1,093,275
21	2042 / 2043	$5,597,086	$1,119,417
22	2043 / 2044	$5,730,410	$1,146,082
23	2044 / 2045	$5,866,401	$1,173,280
24	2045 / 2046	$6,005,111	$1,201,022
25	2046 / 2047	$6,146,596	$1,229,319
26	2047 / 2048	$6,290,911	$1,258,182
27	2048 / 2049	$6,438,111	$1,287,622
28	2049 / 2050	$6,588,256	$1,317,651
29	2050 / 2051	$6,741,404	$1,348,281
30	2051 / 2052	$6,897,615	$1,379,523
31	2052 / 2053	$7,056,949	$1,411,390
32	2053 / 2054	$7,219,471	$1,443,894
33	2054 / 2055	$7,385,243	$1,477,049
34	2055 / 2056	$7,554,331	$1,510,866
35	2056 / 2057	$7,726,800	$1,545,360
36	2057 / 2058	$7,902,718	$1,580,544
37	2058 / 2059	$8,082,155	$1,616,431
38	2059 / 2060	$8,265,181	$1,653,036
39	2060 / 2061	$8,451,867	$1,690,373
40	2061 / 2062	$8,642,287	$1,728,457
41	2062 / 2063	$8,836,515	$1,767,303
42	2063 / 2064	$9,034,628	$1,806,926
43	2064 / 2065	$9,236,704	$1,847,341
44	2065 / 2066	$9,442,820	$1,888,564
45	2066 / 2067	$9,653,059	$1,930,612
46	2067 / 2068	$9,867,503	$1,973,501
47	2068 / 2069	$10,086,236	$2,017,247
48	2069 / 2070	$10,309,343	$2,061,869
49	2070 / 2071	$10,536,912	$2,107,382
50	2071 / 2072	$10,769,033	$2,153,807
	Total	**$312,533,858**	**$62,506,772**
	Present Value	**$133,651,676**	**$26,730,335**

Note: Funding may not be expended each year, may be accumulated until the PFA has determined an efficient use / expenditure of such funding.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources. Separate from its participation in the District, the City has implemented a CFD to assist with ongoing services and maintenance of public improvements within the District.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately $134 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It is estimated that approximately $50 million will be available in the first 20 years of the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed $313,000,000 (nominal dollars). This represents a maximum allocation of $156,500,000 from the City and $156,500,000 from the County over the District lifetime.

The limit on the total number of dollars that the City and County will contribute to the EIFD shall be defined as the annual amount of the City and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated cost of approximately $50 million (in present value dollars) over the first 20 years of the District lifetime and approximately $134 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City and County according to their respective proportions. The EIFD shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded.

To the extent a computation of the limit on total dollars allocated to the district is needed in future dollars at some time in the future, the analysis shall utilize as a benchmark index the California Department of General Services (DGS) California Construction Cost Index (CCCI).

The PFA authorizes the County, throughout the existence of the PFA and the District, to review the PFA's calculations to determine if excess property tax increment revenue exists, as defined above, in any given year. The PFA shall cooperate with such review by providing reasonable access, inspection privileges, and copies of the PFA's and/or District's records to County staff upon request, as necessary to review the PFA's calculations. In the event a County review

determines excess property tax increment revenue exists, the PFA shall return such excess back to the City and County in proportion to those entities' contributions to the excess amount.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2099. This IFP assumes that the District will be formed in Fiscal Year 2021-2022 and will begin receiving tax revenues in Fiscal Year 2022-2023.

5.6 Analysis of Costs to Provide Facilities and Services

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City and County for providing facilities and services to the area of the District. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately $14.2 million, and annual costs to the County will be approximately $7.6 million to service the area of the District.

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon both the City and the County, as the only two affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

Table 5: Overview of Fiscal Impacts to City and County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution	$17,219,617	$1,054,660,400	$427,417,900
Estimated Fiscal Expenditures	$14,193,500	$879,816,000	$352,870,800
Estimated Net Fiscal Impact to City	**$3,026,117**	**$174,844,400**	**$74,547,100**
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution	$29,958,550	$1,728,056,400	$718,604,900
Estimated Fiscal Expenditures	$7,568,100	$471,059,500	$189,721,600
Estimated Net Fiscal Impact to County	**$22,390,450**	**$1,256,996,900**	**$528,883,300**

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of $3.0 million to the City and an annual net fiscal surplus of $22.4 million the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately $74.5 million for the City and $528.9 million for the County on a present-value basis. This is in addition to the Community economic benefits outlined in Section 4 of this IFP (e.g. jobs, housing, remediation of contamination, connectivity, active transportation).

5.8 Developer Reimbursement for Transit Priority Project

The PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

7.0 Goals of the District

The goals of the District's implementation of the public facilities outlined in Section 3.2 is to support the City's General Plan, facilitate the cleanup and reuse of former landfill sites serving the larger County region, support implementation of regional connectivity through active transportation, and facilitate the growth of a regional educational institution in CSUDH. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

The underlying objectives include economic development in the form of fiscal revenue generation for the City, County, and other taxing entities, job creation, provision of new housing supply at multiple income levels, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure and affordable housing project funding, which are needed to catalyze private sector investment and development.

8.0 Appendices

Appendix A: Map of Boundaries of the Carson EIFD
Appendix B: Legal Description of the Carson EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis
Appendix E: General Plan Environmental Impact Report

8.0 Appendices

Appendix A: Map of Boundaries of the Carson EIFD
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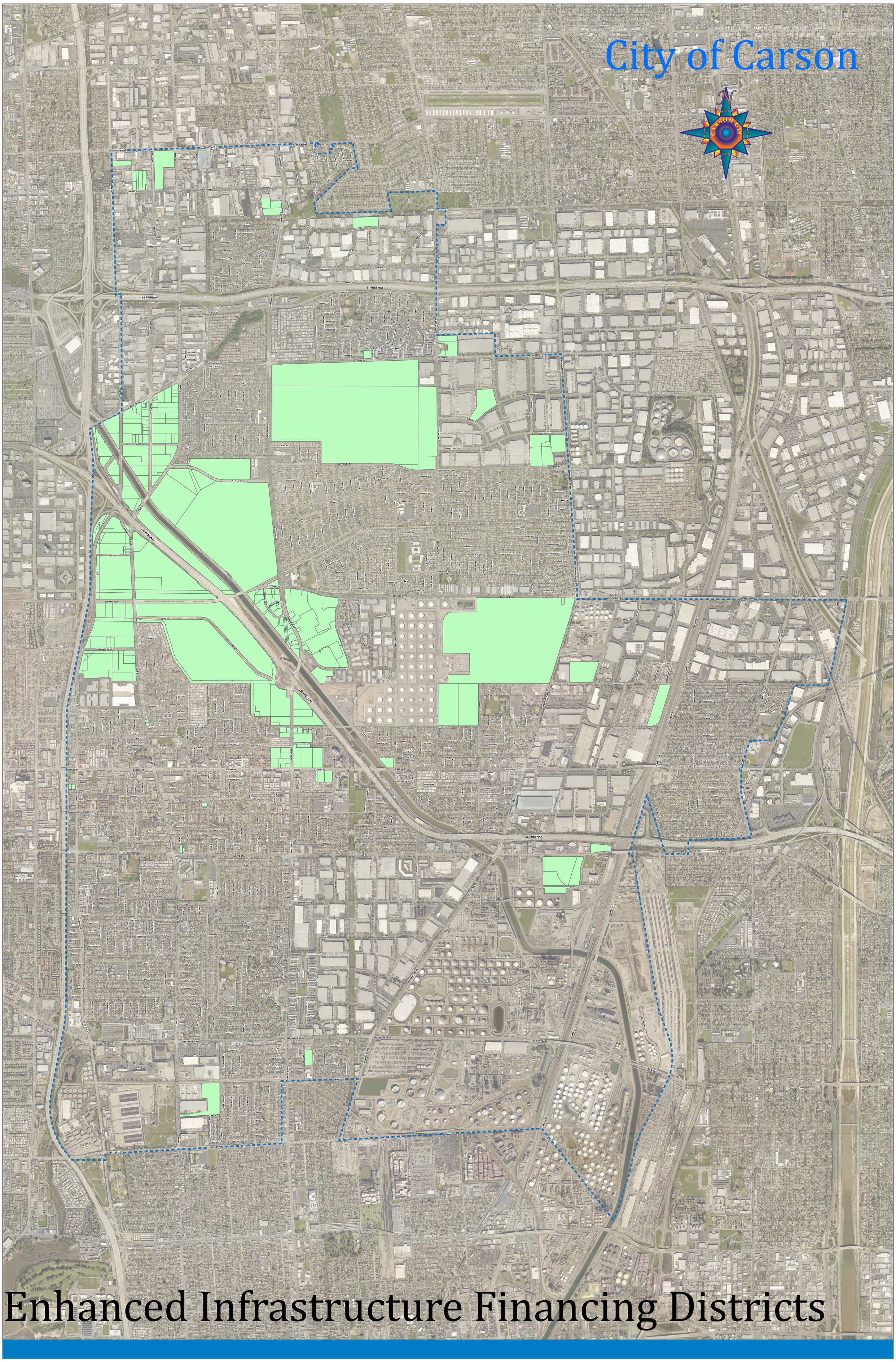
City of Carson
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Enhanced Infrastructure Financing Districts

APPENDIX C

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	0 2021-2022	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028
New Development										
Rental Residential		2,619 units		671 units	491 units	222 units	222 units	612 units	0 units	0 units
$300,000 per unit		$865,164,507		$209,432,520	$156,395,529	$72,171,164	$73,614,588	$206,847,882	$0	$0
For Sale Residential		662 units		163 units	80 units	95 units	95 units	135 units	95 units	0 units
$400,000 per unit		$288,896,919		$67,834,080	$33,958,656	$41,024,179	$41,844,662	$60,700,154	$43,535,187	$0
Commercial / Retail		965,348 SF		8,196 SF	595,000 SF	54,152 SF	0 SF	208,000 SF	0 SF	0 SF
$285 PSF		$302,716,794		$2,430,229	$179,954,347	$16,705,522	$0	$66,758,908	$0	$0
Office		780,000 SF		0 SF	0 SF	0 SF	0 SF	78,000 SF	78,000 SF	78,000 SF
$225 PSF		$216,411,933		$0	$0	$0	$0	$19,764,150	$20,159,433	$20,562,622
Hotel		118 units		118 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440		$24,553,440	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF		0 SF	66,000 SF	0 SF	532,500 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964		$0	$34,513,905	$0	$205,773,060	$0	$0	$0
Industrial		5,632,961 SF		596,113 SF	600,372 SF	612,476 SF	0 SF	1,257,333 SF	483,333 SF	483,333 SF
$160 PSF		$1,031,667,205		$99,231,321	$101,939,131	$106,074,230	$0	$226,553,848	$88,831,692	$90,608,325
Subtotal Value Add		$2,969,697,762		$403,481,590	$506,761,568	$235,975,095	$321,232,310	$580,624,943	$152,526,312	$111,170,948
Total Assessed Value			$866,393,618	$1,287,203,080	$1,819,708,709	$2,092,077,978	$2,455,151,848	$3,084,879,828	$3,299,103,736	$3,476,256,758
Incremental AV				$420,809,462	$953,315,091	$1,225,684,360	$1,588,758,230	$2,218,486,210	$2,432,710,118	$2,609,863,141
Total tax increment @ 1%				$4,208,095	$9,533,151	$12,256,844	$15,887,582	$22,184,862	$24,327,101	$26,098,631
City AB8 Share Available	6.70%	$169,690,183		$281,942	$638,721	$821,209	$1,064,468	$1,486,386	$1,629,916	$1,748,608
Percent Allocated to EIFD	52.0%	$88,210,340		$146,563	$332,027	$426,890	$553,344	$772,670	$847,282	$908,982
City MVLF Share Equivalent Available	5.17%	$130,920,423		$217,526	$492,790	$633,584	$821,265	$1,146,786	$1,257,523	$1,349,097
Percent Allocated to EIFD	52.0%	$68,056,589		$113,077	$256,168	$329,357	$426,920	$596,136	$653,700	$701,303
County AB8 Share Available	24.68%	$625,067,718		$1,038,558	$2,352,782	$3,024,989	$3,921,055	$5,475,224	$6,003,929	$6,441,142
Percent Allocated to EIFD	25.0%	$156,266,929		$259,639	$588,195	$756,247	$980,264	$1,368,806	$1,500,982	$1,610,286
Total Revenues Allocated to EIFD		$312,533,858		$519,279	$1,176,391	$1,512,494	$1,960,528	$2,737,612	$3,001,964	$3,220,571

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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APPENDIX C

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036
New Development										
Rental Residential		2,619 units	250 units	0 units	0 units	150 units	0 units	0 units	0 units	0 units
$300,000 per unit		$865,164,507	$89,631,943	$0	$0	$57,070,881	$0	$0	$0	$0
For Sale Residential		662 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$400,000 per unit		$288,896,919	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF	0 SF	100,000 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0	$0	$36,867,789	$0	$0	$0
Office		780,000 SF	78,000 SF	78,000 SF	78,000 SF	78,000 SF	78,000 SF	78,000 SF	78,000 SF	0 SF
$225 PSF		$216,411,933	$20,973,875	$21,393,352	$21,821,219	$22,257,643	$22,702,796	$23,156,852	$23,619,989	$0
Hotel		118 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0	$0	$0	$0	$0	$0
Industrial		5,632,961 SF	320,000 SF	320,000 SF	320,000 SF	320,000 SF	320,000 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$61,188,740	$62,412,514	$63,660,765	$64,933,980	$66,232,659	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$171,794,557	$83,805,866	$85,481,984	$144,262,504	$125,803,245	$23,156,852	$23,619,989	$0
Total Assessed Value			$3,717,576,450	$3,875,733,846	$4,038,730,506	$4,263,767,621	$4,474,846,218	$4,587,499,994	$4,702,869,984	$4,796,927,383
Incremental AV			$2,851,182,832	$3,009,340,228	$3,172,336,888	$3,397,374,003	$3,608,452,600	$3,721,106,377	$3,836,476,366	$3,930,533,765
Total tax increment @ 1%			$28,511,828	$30,093,402	$31,723,369	$33,973,740	$36,084,526	$37,211,064	$38,364,764	$39,305,338
City AB8 Share Available	6.70%	$169,690,183	$1,910,292	$2,016,258	$2,125,466	$2,276,241	$2,417,663	$2,493,141	$2,570,439	$2,633,458
Percent Allocated to EIFD	52.0%	$88,210,340	$993,031	$1,048,115	$1,104,885	$1,183,262	$1,256,778	$1,296,014	$1,336,196	$1,368,955
City MVLF Share Equivalent Available	5.17%	$130,920,423	$1,473,841	$1,555,596	$1,639,852	$1,756,179	$1,865,291	$1,923,524	$1,983,161	$2,031,782
Percent Allocated to EIFD	52.0%	$68,056,589	$766,149	$808,648	$852,447	$912,918	$969,637	$999,909	$1,030,910	$1,056,185
County AB8 Share Available	24.68%	$625,067,718	$7,036,719	$7,427,052	$7,829,327	$8,384,719	$8,905,661	$9,183,691	$9,468,424	$9,700,557
Percent Allocated to EIFD	25.0%	$156,266,929	$1,759,180	$1,856,763	$1,957,332	$2,096,180	$2,226,415	$2,295,923	$2,367,106	$2,425,139
Total Revenues Allocated to EIFD		$312,533,858	$3,518,360	$3,713,526	$3,914,664	$4,192,360	$4,452,831	$4,591,845	$4,734,212	$4,850,279

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ from those expressed in this analysis.

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APPENDIX C

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	16 2037	17 2038	18 2039	19 2040	20 2041	21 2042	22 2043	23 2044
New Development										
Rental Residential		2,619 units	0 units	0 units	0 units	0 units	0 units	0	0	0
$300,000 per unit		$865,164,507	$0	$0	$0	$0	$0	$0	$0	$0
For Sale Residential		662 units	0 units	0 units	0 units	0 units	0 units	0	0	0
$400,000 per unit		$288,896,919	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0	$0	$0	$0	$0	$0
Office		780,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$225 PSF		$216,411,933	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		118 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0	$0	$0	$0	$0	$0
Industrial		5,632,961 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$4,892,865,931	$4,990,723,250	$5,090,537,715	$5,192,348,469	$5,296,195,438	$5,402,119,347	$5,510,161,734	$5,620,364,969
Incremental AV			$4,026,472,313	$4,124,329,632	$4,224,144,097	$4,325,954,851	$4,429,801,820	$4,535,725,729	$4,643,768,116	$4,753,971,351
Total tax increment @ 1%			$40,264,723	$41,243,296	$42,241,441	$43,259,549	$44,298,018	$45,357,257	$46,437,681	$47,539,714
City AB8 Share Available	6.70%	$169,690,183	$2,697,736	$2,763,301	$2,830,177	$2,898,390	$2,967,967	$3,038,936	$3,111,325	$3,185,161
Percent Allocated to EIFD	52.0%	$88,210,340	$1,402,369	$1,436,451	$1,471,216	$1,506,675	$1,542,844	$1,579,735	$1,617,365	$1,655,748
City MVLF Share Equivalent Available	5.17%	$130,920,423	$2,081,374	$2,131,959	$2,183,555	$2,236,184	$2,289,864	$2,344,619	$2,400,468	$2,457,435
Percent Allocated to EIFD	52.0%	$68,056,589	$1,081,964	$1,108,260	$1,135,081	$1,162,439	$1,190,344	$1,218,807	$1,247,840	$1,277,453
County AB8 Share Available	24.68%	$625,067,718	$9,937,334	$10,178,846	$10,425,188	$10,676,457	$10,932,751	$11,194,171	$11,460,820	$11,732,801
Percent Allocated to EIFD	25.0%	$156,266,929	$2,484,333	$2,544,711	$2,606,297	$2,669,114	$2,733,188	$2,798,543	$2,865,205	$2,933,200
Total Revenues Allocated to EIFD		$312,533,858	$4,968,667	$5,089,423	$5,212,594	$5,338,228	$5,466,375	$5,597,086	$5,730,410	$5,866,401

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APPENDIX C

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	24 2045	25 2046	26 2047	27 2048	28 2049	29 2050	30 2051	31 2052
New Development										
Rental Residential		2,619 units	0	0	0	0	0	0	0	0
$300,000 per unit		$865,164,507	$0	$0	$0	$0	$0	$0	$0	$0
For Sale Residential		662 units	0	0	0	0	0	0	0	0
$400,000 per unit		$288,896,919	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0	$0	$0	$0	$0	$0
Office		780,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$225 PSF		$216,411,933	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		118 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0	$0	$0	$0	$0	$0
Industrial		5,632,961 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$5,732,772,268	$5,847,427,713	$5,964,376,268	$6,083,663,793	$6,205,337,069	$6,329,443,810	$6,456,032,687	$6,585,153,340
Incremental AV			$4,866,378,650	$4,981,034,096	$5,097,982,650	$5,217,270,175	$5,338,943,451	$5,463,050,192	$5,589,639,069	$5,718,759,722
Total tax increment @ 1%			$48,663,787	$49,810,341	$50,979,826	$52,172,702	$53,389,435	$54,630,502	$55,896,391	$57,187,597
City AB8 Share Available	6.70%	$169,690,183	$3,260,474	$3,337,293	$3,415,648	$3,495,571	$3,577,092	$3,660,244	$3,745,058	$3,831,569
Percent Allocated to EIFD	52.0%	$88,210,340	$1,694,898	$1,734,831	$1,775,562	$1,817,109	$1,859,486	$1,902,711	$1,946,800	$1,991,771
City MVLF Share Equivalent Available	5.17%	$130,920,423	$2,515,541	$2,574,809	$2,635,262	$2,696,925	$2,759,820	$2,823,974	$2,889,411	$2,956,156
Percent Allocated to EIFD	52.0%	$68,056,589	$1,307,658	$1,338,467	$1,369,893	$1,401,947	$1,434,642	$1,467,991	$1,502,007	$1,536,704
County AB8 Share Available	24.68%	$625,067,718	$12,010,223	$12,293,192	$12,581,821	$12,876,223	$13,176,512	$13,482,808	$13,795,229	$14,113,899
Percent Allocated to EIFD	25.0%	$156,266,929	$3,002,556	$3,073,298	$3,145,455	$3,219,056	$3,294,128	$3,370,702	$3,448,807	$3,528,475
Total Revenues Allocated to EIFD		$312,533,858	$6,005,111	$6,146,596	$6,290,911	$6,438,111	$6,588,256	$6,741,404	$6,897,615	$7,056,949

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APPENDIX C

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	32 2053	33 2054	34 2055	35 2056	36 2057	37 2058	38 2059	39 2060
New Development										
Rental Residential		2,619 units	0	0	0	0	0	0	0	0
$300,000 per unit		$865,164,507	$0	$0	$0	$0	$0	$0	$0	$0
For Sale Residential		662 units	0	0	0	0	0	0	0	0
$400,000 per unit		$288,896,919	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0	$0	$0	$0	$0	$0
Office		780,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$225 PSF		$216,411,933	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		118 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0	$0	$0	$0	$0	$0
Industrial		5,632,961 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$6,716,856,407	$6,851,193,535	$6,988,217,406	$7,127,981,754	$7,270,541,389	$7,415,952,217	$7,564,271,261	$7,715,556,686
Incremental AV			$5,850,462,789	$5,984,799,917	$6,121,823,788	$6,261,588,136	$6,404,147,771	$6,549,558,599	$6,697,877,643	$6,849,163,069
Total tax increment @ 1%			$58,504,628	$59,847,999	$61,218,238	$62,615,881	$64,041,478	$65,495,586	$66,978,776	$68,491,631
City AB8 Share Available	6.70%	$169,690,183	$3,919,810	$4,009,816	$4,101,622	$4,195,264	$4,290,779	$4,388,204	$4,487,578	$4,588,939
Percent Allocated to EIFD	52.0%	$88,210,340	$2,037,642	$2,084,430	$2,132,153	$2,180,831	$2,230,483	$2,281,128	$2,332,785	$2,385,476
City MVLF Share Equivalent Available	5.17%	$130,920,423	$3,024,236	$3,093,678	$3,164,509	$3,236,756	$3,310,448	$3,385,615	$3,462,284	$3,540,487
Percent Allocated to EIFD	52.0%	$68,056,589	$1,572,094	$1,608,192	$1,645,012	$1,682,569	$1,720,876	$1,759,950	$1,799,805	$1,840,457
County AB8 Share Available	24.68%	$625,067,718	$14,438,942	$14,770,486	$15,108,661	$15,453,600	$15,805,437	$16,164,311	$16,530,362	$16,903,734
Percent Allocated to EIFD	25.0%	$156,266,929	$3,609,736	$3,692,622	$3,777,165	$3,863,400	$3,951,359	$4,041,078	$4,132,591	$4,225,934
Total Revenues Allocated to EIFD		$312,533,858	$7,219,471	$7,385,243	$7,554,331	$7,726,800	$7,902,718	$8,082,155	$8,265,181	$8,451,867

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Carson EIFD - Projected Tax Increment Revenue Analysis

		Total	40 2061	41 2062	42 2063	43 2064	44 2065	45 2066	46 2067	47 2068
New Development										
Rental Residential		2,619 units	0	0	0	0	0	0	0	0
$300,000 per unit		$865,164,507	$0	$0	$0	$0	$0	$0	$0	$0
For Sale Residential		662 units	0	0	0	0	0	0	0	0
$400,000 per unit		$288,896,919	$0	$0	$0	$0	$0	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0	$0	$0	$0	$0	$0
Office		780,000 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$225 PSF		$216,411,933	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		118 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0	$0	$0	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0	$0	$0	$0	$0	$0
Industrial		5,632,961 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$7,869,867,820	$8,027,265,177	$8,187,810,480	$8,351,566,690	$8,518,598,024	$8,688,969,984	$8,862,749,384	$9,040,004,371
Incremental AV			$7,003,474,202	$7,160,871,559	$7,321,416,862	$7,485,173,072	$7,652,204,406	$7,822,576,366	$7,996,355,766	$8,173,610,753
Total tax increment @ 1%			$70,034,742	$71,608,716	$73,214,169	$74,851,731	$76,522,044	$78,225,764	$79,963,558	$81,736,108
City AB8 Share Available	6.70%	$169,690,183	$4,692,328	$4,797,784	$4,905,349	$5,015,066	$5,126,977	$5,241,126	$5,357,558	$5,476,319
Percent Allocated to EIFD	52.0%	$88,210,340	$2,439,221	$2,494,040	$2,549,956	$2,606,990	$2,665,165	$2,724,504	$2,785,029	$2,846,764
City MVLF Share Equivalent Available	5.17%	$130,920,423	$3,620,254	$3,701,616	$3,784,606	$3,869,255	$3,955,597	$4,043,666	$4,133,497	$4,225,124
Percent Allocated to EIFD	52.0%	$68,056,589	$1,881,923	$1,924,217	$1,967,358	$2,011,361	$2,056,245	$2,102,026	$2,148,723	$2,196,353
County AB8 Share Available	24.68%	$625,067,718	$17,284,574	$17,673,031	$18,069,257	$18,473,407	$18,885,640	$19,306,118	$19,735,006	$20,172,471
Percent Allocated to EIFD	25.0%	$156,266,929	$4,321,144	$4,418,258	$4,517,314	$4,618,352	$4,721,410	$4,826,530	$4,933,752	$5,043,118
Total Revenues Allocated to EIFD		$312,533,858	$8,642,287	$8,836,515	$9,034,628	$9,236,704	$9,442,820	$9,653,059	$9,867,503	$10,086,236

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Carson EIFD - Projected Tax Increment Revenue Analysis

			48	49	50
		Total	**2069**	**2070**	**2071**
New Development					
Rental Residential		2,619 units	0	0	0
$300,000 per unit		$865,164,507	$0	$0	$0
For Sale Residential		662 units	0	0	0
$400,000 per unit		$288,896,919	$0	$0	$0
Commercial / Retail		965,348 SF	0 SF	0 SF	0 SF
$285 PSF		$302,716,794	$0	$0	$0
Office		780,000 SF	0 SF	0 SF	0 SF
$225 PSF		$216,411,933	$0	$0	$0
Hotel		118 units	0 units	0 units	0 units
$200,000 per unit		$24,553,440	$0	$0	$0
Recreational		598,500 SF	0 SF	0 SF	0 SF
$350 PSF		$240,286,964	$0	$0	$0
Industrial		5,632,961 SF	0 SF	0 SF	0 SF
$160 PSF		$1,031,667,205	$0	$0	$0
Subtotal Value Add		$2,969,697,762	$0	$0	$0
Total Assessed Value			$9,220,804,459	$9,405,220,548	$9,593,324,959
Incremental AV			$8,354,410,841	$8,538,826,930	$8,726,931,341
Total tax increment @ 1%			$83,544,108	$85,388,269	$87,269,313
City AB8 Share Available	6.70%	$169,690,183	$5,597,455	$5,721,014	$5,847,044
Percent Allocated to EIFD	52.0%	$88,210,340	$2,909,735	$2,973,965	$3,039,479
City MVLF Share Equivalent Available	5.17%	$130,920,423	$4,318,583	$4,413,912	$4,511,148
Percent Allocated to EIFD	52.0%	$68,056,589	$2,244,937	$2,294,492	$2,345,038
County AB8 Share Available	24.68%	$625,067,718	$20,618,686	$21,073,825	$21,538,067
Percent Allocated to EIFD	25.0%	$156,266,929	$5,154,671	$5,268,456	$5,384,517
Total Revenues Allocated to EIFD		$312,533,858	$10,309,343	$10,536,912	$10,769,033

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Overview of Fiscal Impacts

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Carson			
Estimated Fiscal Revenues (Net of EIFD Contribution)	$17,219,617	$1,054,660,400	$427,417,900
Estimated Fiscal Expenditures	$14,193,500	$879,815,900	$352,870,900
Estimated Net Fiscal Impact to City	**$3,026,117**	**$174,844,500**	**$74,547,000**
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	$29,958,550	$1,728,056,400	$718,604,900
Estimated Fiscal Expenditures	$7,568,100	$471,059,500	$189,721,600
Estimated Net Fiscal Impact to County	**$22,390,450**	**$1,256,996,900**	**$528,883,300**

Key Land Use Assumptions (Stabilized Year 20)

Project Component	Rooms or DU	Building SF
Residential	3,281 DU	3,085,300 SF
Hotel	118 rooms	88,500 SF
Commercial / Retail		965,348 SF
Industrial		5,632,961 SF
Office		780,000 SF
Recreational		598,500 SF
Estimated Total Buildings		**11,150,609 SF**

Notes:
Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
Assumes installation of necessary public infrastructure
Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
Values in 2021 dollars

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Summary of Estimated Fiscal Impacts to City

Stablized

	Year 5 2026	Year 10 2031	Year 20 2041	Year 30 2051	Year 40 2061	Year 50 2071	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
General Fund Revenues									
Property Tax	$1,473,500	$2,077,700	$2,799,400	$3,412,453	$4,159,761	$5,070,726	2.0%	$154,812,500	$65,328,200
Property Tax Contribution to EIFD	($765,900)	($1,080,000)	($1,455,100)	($1,773,759)	($2,162,202)	($2,635,712)	2.0%	($80,470,300)	($33,957,200)
Property Tax In-Lieu of MVLF	$1,073,200	$1,505,600	$2,024,400	$2,467,732	$3,008,152	$3,666,920	2.0%	$112,014,200	$47,292,500
Property Tax In-Lieu of MVLF Contribution to EIFD	($557,849)	($782,611)	($1,052,283)	($1,282,727)	($1,563,637)	($1,906,065)	2.0%	($58,225,000)	($24,582,700)
Property Transfer Tax	$57,100	$80,100	$107,700	$131,286	$160,037	$195,084	2.0%	$5,959,200	$2,515,900
Sales and Use Tax - Direct / On-Site	$3,089,800	$3,581,900	$5,370,100	$7,216,965	$9,698,998	$13,034,642	3.0%	$336,379,100	$136,454,000
Sales and Use Tax - Indirect / Off-Site	$443,600	$659,300	$1,004,400	$1,349,830	$1,814,058	$2,437,942	3.0%	$62,146,000	$24,880,600
Transient Occupancy Tax	$471,800	$547,000	$735,100	$987,913	$1,327,672	$1,784,281	3.0%	$47,286,500	$19,757,700
Utility Users Tax	$547,600	$793,500	$1,191,600	$1,601,411	$2,152,162	$2,892,326	3.0%	$73,884,100	$29,641,500
Business Tax	$269,500	$487,900	$813,600	$1,093,410	$1,469,452	$1,974,821	3.0%	$49,619,200	$19,568,800
Licenses & Permits (Recurring)	$22,900	$33,200	$49,900	$67,061	$90,125	$121,120	3.0%	$3,094,300	$1,241,500
Fines & forfeitures	$194,500	$281,800	$423,100	$568,611	$764,166	$1,026,975	3.0%	$26,234,700	$10,525,300
Franchise Fees	$778,300	$1,127,800	$1,693,500	$2,275,922	$3,058,649	$4,110,569	3.0%	$105,004,500	$42,126,900
Use of Money and Property	$188,700	$273,400	$410,600	$551,812	$741,589	$996,634	3.0%	$25,458,500	$10,213,600
Charges for Services (Recurring)	$271,600	$353,900	$498,400	$669,808	$900,166	$1,209,748	3.0%	$31,240,400	$12,671,200
Other Revenue	$251,800	$364,800	$547,900	$736,332	$989,568	$1,329,897	3.0%	$33,971,800	$13,629,000
CFD 2018-01 Special Tax (Maintenance & Services)	$775,400	$1,290,200	$2,057,300	$2,764,839	$3,715,713	$4,993,607	2.0%	$126,250,700	$50,111,100
Estimated Total Revenues	**$8,585,551**	**$11,595,489**	**$17,219,617**	**$22,838,900**	**$30,324,429**	**$40,303,514**		**$1,054,660,400**	**$427,417,900**
General Fund Expenditures									
Public Safety	$1,883,100	$2,728,700	$4,097,600	$5,506,832	$7,400,721	$9,945,951	3.0%	$254,068,100	$101,929,500
Public Works	$964,800	$1,398,100	$2,099,500	$2,821,552	$3,791,931	$5,096,038	3.0%	$130,177,300	$52,225,700
Community Services	$732,100	$953,800	$1,343,200	$1,805,148	$2,425,969	$3,260,299	3.0%	$84,194,800	$34,150,000
Community Development	$439,800	$637,300	$957,000	$1,286,128	$1,728,448	$2,322,890	3.0%	$59,338,600	$23,806,200
Non-Departmental	$842,500	$1,220,800	$1,833,200	$2,463,668	$3,310,963	$4,449,658	3.0%	$113,666,300	$45,601,900
City Manager	$220,300	$314,400	$468,100	$629,087	$845,441	$1,136,202	3.0%	$29,065,400	$11,677,500
Finance	$206,900	$295,200	$439,600	$590,786	$793,966	$1,067,025	3.0%	$27,295,300	$10,966,300
Legal	$147,900	$211,000	$314,100	$422,124	$567,300	$762,403	3.0%	$19,503,900	$7,836,300
HR & Risk Management	$131,600	$187,700	$279,500	$375,625	$504,808	$678,420	3.0%	$17,354,800	$6,972,700
City Clerk	$56,300	$80,400	$119,700	$160,867	$216,192	$290,543	3.0%	$7,432,600	$2,986,200
City Council	$47,000	$67,000	$99,800	$134,123	$180,250	$242,241	3.0%	$6,196,800	$2,489,700
City Treasurer	$39,900	$57,000	$84,900	$114,099	$153,339	$206,075	3.0%	$5,271,300	$2,117,800
CFD 2018-01 Special Tax (Maintenance & Services)	$775,400	$1,290,200	$2,057,300	$2,764,839	$3,715,713	$4,993,607	3.0%	$126,250,700	$50,111,100
Estimated Total Expenditures	**$6,487,600**	**$9,441,600**	**$14,193,500**	**$19,074,877**	**$25,635,040**	**$34,451,350**		**$879,815,900**	**$352,870,900**
Estimated Annual Net Fiscal Impact	**$2,097,951**	**$2,153,889**	**$3,026,117**	**$3,764,023**	**$4,689,389**	**$5,852,164**		**$174,844,500**	**$74,547,000**
Revenue / Cost Ratio	*1.32*	*1.23*	*1.21*	*1.20*	*1.18*	*1.17*		*1.20*	*1.21*

Notes:
Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2041/2042)
Assumes installation of necessary public infrastructure
Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
Values in 2021 dollars
Select years shown for illustration

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Summary of Estimated Fiscal Impacts to County and other Taxing Entities

Stablized

	Year 5 2026	Year 10 2031	Year 20 2041	Year 30 2051	Year 40 2061	Year 50 2071	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles Revenues									
Property Tax - County General	$5,393,500	$7,605,100	$10,246,900	$12,490,914	$15,226,354	$18,560,841	2.0%	$566,673,700	$239,126,200
Property Tax - County Fire	$3,810,600	$5,373,200	$7,239,700	$8,825,154	$10,757,813	$13,113,714	2.0%	$400,369,700	$168,948,900
Property Tax - County Library	$507,000	$714,900	$963,300	$1,174,257	$1,431,413	$1,744,885	2.0%	$53,272,000	$22,479,700
Property Tax - County Contribution to EIFD	($1,348,400)	($1,901,300)	($2,561,700)	($3,122,698)	($3,806,551)	($4,640,165)	2.0%	($141,667,200)	($59,781,100)
Property Tax in Lieu of MVLF	$2,164,300	$3,036,200	$4,082,300	$4,976,301	$6,066,083	$7,394,521	2.0%	$225,883,500	$95,368,700
Property Transfer Tax	$57,100	$80,100	$107,700	$131,286	$160,037	$195,084	2.0%	$5,959,200	$2,515,900
Sales Tax (County Transportation) - Direct / On-Site	$4,655,325	$5,396,850	$8,091,075	$10,873,728	$14,613,381	$19,639,163	3.0%	$506,819,300	$205,594,100
Sales Tax (County Transportation) - Indirect / Off-Site	$668,400	$993,450	$1,513,275	$2,033,715	$2,733,143	$3,673,116	3.0%	$93,632,800	$37,486,700
Other Court Fines	$81,700	$118,400	$177,700	$238,814	$320,946	$431,325	3.0%	$11,018,800	$4,420,800
Penalties, Intererst & Costs on Delinquent Taxes	$45,200	$65,400	$98,300	$132,107	$177,541	$238,600	3.0%	$6,094,600	$2,445,000
Estimated County Revenues	**$16,034,725**	**$21,482,300**	**$29,958,550**	**$37,753,578**	**$47,680,160**	**$60,351,083**		**$1,728,056,400**	**$718,604,900**
County of Los Angeles Expenditures									
Public Protection (adjusted - note below)	$1,682,500	$2,438,000	$3,661,100	$4,920,212	$6,612,354	$8,886,451	3.0%	$227,003,800	$91,071,800
General Government (adjusted - note below)	$873,300	$1,137,700	$1,602,200	$2,153,223	$2,893,751	$3,888,960	3.0%	$100,429,800	$40,735,100
Health and Sanitation	$409,700	$533,800	$751,700	$1,010,222	$1,357,654	$1,824,573	3.0%	$47,118,300	$19,111,500
Public Assistance	$572,400	$829,400	$1,245,500	$1,673,848	$2,249,512	$3,023,155	3.0%	$77,226,600	$30,982,700
Recreational and Cultural	$167,700	$218,400	$307,600	$413,389	$555,560	$746,626	3.0%	$19,281,000	$7,820,500
Estimated County Expenditures	**$3,705,600**	**$5,157,300**	**$7,568,100**	**$10,170,894**	**$13,668,830**	**$18,369,765**		**$471,059,500**	**$189,721,600**
Estimated County Net Fiscal Impact	**$12,329,125**	**$16,325,000**	**$22,390,450**	**$27,582,684**	**$34,011,330**	**$41,981,318**		**$1,256,996,900**	**$528,883,300**

Notes:
Assumes installation of necessary public infrastructure
Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies
Values in 2021 dollars
Select years shown for illustration

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Project Description

Project Component		Year 5 2026	Year 10 2031	Year 20 2041
Total Rental Residential - Units		2,219 DU	2,469 DU	2,619 DU
Total For-Sale Residential - Units		567 DU	662 DU	662 DU
Total Hotel - Rooms		118 rooms	118 rooms	118 rooms
Total Commercial / Retail - SF		865,348 SF	865,348 SF	965,348 SF
Total Industrial - SF		3,066,294 SF	4,992,961 SF	5,632,961 SF
Total Office - SF		78,000 SF	468,000 SF	780,000 SF
Total Recreational - SF		598,500 SF	598,500 SF	598,500 SF
Total Hotel - SF		88,500 SF	88,500 SF	88,500 SF
Total Rental Residential - SF		1,997,100 SF	2,222,100 SF	2,357,100 SF
Total For Sale Residential - SF		623,975 SF	728,200 SF	728,200 SF
Total Building SF		**7,317,717 SF**	**9,963,609 SF**	**11,150,609 SF**
Annual Escalation Factor	*2.0%*	1.10	1.22	1.49
Estimated A/V - Rental Residential	$300K Per Unit	$734,986,591	$902,909,167	$1,167,508,869
Estimated A/V - For-Sale Residential	$400K Per Unit	$250,515,934	$322,789,722	$393,478,870
Estimated A/V - Hotel	$200K Per Room	$26,056,307	$28,768,268	$35,068,359
Estimated A/V - Commercial / Retail	$285 PSF	$272,293,023	$300,633,499	$408,820,059
Estimated A/V - Industrial	$160 PSF	$541,669,874	$973,822,656	$1,339,245,397
Estimated A/V - Office	$225 PSF	$19,376,618	$128,360,112	$260,783,768
Estimated A/V - Recreational	$350 PSF	$231,277,326	$255,348,856	$311,268,831
Total Estimated Assessed Value		**$2,076,175,673**	**$2,912,632,281**	**$3,916,174,152**

Assumptions:

Hotel Rooms	750 SF Per Room
Apartments	900 SF Per Unit
Condo / Townhome	1,100 SF Per Unit

Notes:

Adjusted for value appreciation assuming 2% annual escalation rate (statuatory maximum).
Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
Select years shown for illustration
Values in 2021 dollars

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Project Employment and Occupants

Project Component		Year 5 2026	Year 10 2031	Year 20 2041
Commercial / Retail - SF		865,348 SF	865,348 SF	965,348 SF
Industrial - SF		3,066,294 SF	4,992,961 SF	5,632,961 SF
Office - SF		78,000 SF	468,000 SF	780,000 SF
Recreational - SF		598,500 SF	598,500 SF	598,500 SF
Hotel - Rooms		118 Rooms	118 Rooms	118 Rooms
Residential - Units		2,786 DU	3,131 DU	3,281 DU
Estimated # Employees (FTE)				
Retail	400 SF / emp	2,163	2,163	2,413
Industrial	1,500 SF / emp	2,044	3,329	3,755
Office	275 SF / emp	284	1,702	2,836
Recreational	3,000 SF / emp	200	200	200
Hotel	1.5 room / emp	79	79	79
Apartments	50 DU / emp	56	63	66
Total Estimated # Employees (FTE)		**4,825**	**7,535**	**9,349**
Occupied Dwelling Units	95%	2,647 DU	2,974 DU	3,117 DU
Residents	2.25 per DU	5,956	6,693	7,013
Employees Weighted at 50%	50%	2,413	3,767	4,674
Total Service Population (Residents + Empl.)		**8,368**	**10,460**	**11,688**
Occupied Hotel Rooms	70%	83 rooms	83 rooms	83 rooms
Hotel Guests	1.5 per room	124	124	124

Notes:
Average household size reflects City average household size and mix of single famliy and multifamily units
Select years shown for illustration
Values in 2021 dollars

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Property Tax

		Year 5	*Year 10*	*Year 20*
		2026	**2031**	**2041**
Estimated Assessed Value - Residential		$985,502,525	$1,225,698,889	$1,560,987,739
Estimated Assessed Value - Non-Residential		$1,090,673,148	$1,686,933,392	$2,355,186,413
Total Estimated Assessed Value		**$2,076,175,673**	**$2,912,632,281**	**$3,916,174,152**
Total Secured Property Tax General Levy	1.00%	$20,761,757	$29,126,323	$39,161,742
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	10.00%	$1,090,673	$1,686,933	$2,355,186
Total Estimated Secured + Unsecured Property Tax		$21,852,430	$30,813,256	$41,516,928
Distributions to Taxing Entities				
City of Carson	6.74%	$1,473,500	$2,077,700	$2,799,400
City Contribution to EIFD	(3.50%)	($765,900)	($1,080,000)	($1,455,100)
Net Property Tax to City	**3.24%**	**$707,600**	**$997,700**	**$1,344,300**
Los Angeles County General	24.68%	$5,393,500	$7,605,100	$10,246,900
Los Angeles County Fire	17.44%	$3,810,600	$5,373,200	$7,239,700
Los Angeles County Library	2.32%	$507,000	$714,900	$963,300
County Contribution to EIFD	(6.17%)	($1,348,400)	($1,901,300)	($2,561,700)
Net Los Angeles County Distributions	**38.27%**	**$8,362,700**	**$11,791,900**	**$15,888,200**

Notes:
General levy distributions primarily represent primary tax rate areas (TRAs) 1002, 5984, 1011, 1085, 1089, and 1233
Does not include property tax overrides above 1% general levy
Select years shown for illustration
Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)

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Property Tax In-Lieu of Motor Vehicle License Fees (MVLF)

Total AV within **CITY** (FY 2018-19)	$15,231,382,131
Current Property Tax In-Lieu of MVLF (2018-2019)	$7,873,445
Prop Tax In-Lieu of MVLF per $1M of AV	$517

	Year 1 **2022**	*Year 5* **2026**	*Year 10* **2031**	*Year 20* **2041**
Estimated Project Assessed Value	$395,570,186	$2,076,175,673	$2,912,632,281	$3,916,174,152
Incremental Property Tax In-Lieu of MVLF to City	$204,500	$1,073,200	$1,505,600	$2,024,400
City Contribution to EIFD	($106,299)	($557,849)	($782,611)	($1,052,283)
Net Incremental Property Tax In-Lieu of MVLF to City	**$98,201**	**$515,351**	**$722,989**	**$972,117**

Total AV within **COUNTY** (FY 2017-18)	$1,424,902,177,619
Current Property Tax In-Lieu of MVLF (2017-2018)	$1,485,364,000
Prop Tax In-Lieu of MVLF per $1M of AV	$1,042

	Year 1 **2022**	*Year 5* **2026**	*Year 10* **2031**	*Year 20* **2041**
Estimated Project Assessed Value	$395,570,186	$2,076,175,673	$2,912,632,281	$3,916,174,152
Incremental Property Tax In-Lieu of MVLF to County	**$412,400**	**$2,164,300**	**$3,036,200**	**$4,082,300**

Notes:
Select years shown for illustration
Values in 2021 dollars

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Property Transfer Tax

		Year 5	*Year 10*	*Year 20*
		2026	**2031**	**2041**
Estimated Assessed Value		$2,076,175,673	$2,912,632,281	$3,916,174,152
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		$103,808,784	$145,631,614	$195,808,708
Total Transfer Tax	$1.10 per $1,000	$114,200	$160,200	$215,400
Transfer Tax to City	$0.55 per $1,000	**$57,100**	**$80,100**	**$107,700**
Transfer Tax to County	$0.55 per $1,000	**$57,100**	**$80,100**	**$107,700**

Notes:
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Values in 2021 dollars

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Sales Tax - Direct / On-Site

Project Component		Year 5 2026	Year 10 2031	Year 20 2041
Retail SF		865,348 SF	865,348 SF	965,348 SF
Total Sales-Generating SF		865,348 SF	865,348 SF	965,348 SF
Estimated Taxable Sales	$275 PSF	$275,873,263	$319,812,722	$479,469,614
Sales Tax to City	1.00%	$2,758,733	$3,198,127	$4,794,696
Use Tax as % of Sales Tax	12.00%	$331,048	$383,775	$575,364
Sales and Use Tax to City - Direct		**$3,089,800**	**$3,581,900**	**$5,370,100**
Sales Tax to County (Transportation)	2.25%	$6,207,100	$7,195,800	$10,788,100
Net of Sales Transfer within County	(25%)	($1,551,775)	($1,798,950)	($2,697,025)
Sales Tax to County (Transportation)		**$4,655,325**	**$5,396,850**	**$8,091,075**

Notes:
County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
Taxable sales PSF factor escalated 3% annually
Select years shown for illustration.
Values in 2021 dollars.

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Sales Tax - Indirect / Off-Site

		Year 5	*Year 10*	*Year 20*
		2026	**2031**	**2041**
Estimated # Employees		4,825	7,535	9,349
Estimated Annual Taxable Retail Spending / Empl.		$6,701	$7,768	$10,439
Estimated Employee Taxable Retail Spending		$32,331,047	$58,527,663	$97,595,431
Estimated Capture within City	50.0%	$16,165,523	$29,263,831	$48,797,715
Estimated # Occupied Dwelling Units		2,647 DU	2,974 DU	3,117 DU
Estimated Annual Taxable Retail Spending / HH		$30,885	$35,804	$48,118
Estimated Resident Taxable Retail Spending		$81,750,725	$106,497,821	$149,980,961
Estimated Capture within City	33.0%	$26,977,739	$35,144,281	$49,493,717
Estimated # Occupied Hotel Rooms		83 rooms	83 rooms	83 rooms
Estimated Annual Taxable Retail Spending / Room		$31,735	$36,790	$49,442
Estimated Resident Taxable Retail Spending		$2,621,322	$3,038,830	$4,083,934
Estimated Capture within City	33.0%	$865,036	$1,002,814	$1,347,698
Total Estimated Indirect Taxable Sales		**$44,008,299**	**$65,410,926**	**$99,639,131**
Less Estimated Capture Within District Retail	(10.0%)	($4,400,830)	($6,541,093)	($9,963,913)
Net Indirect Taxable Sales		$39,607,469	$58,869,834	$89,675,218
Sales Tax to City	1.00%	$396,075	$588,698	$896,752
Use Tax as % of Sales Tax	12.00%	$47,529	$70,644	$107,610
Sales and Use Tax to City - Indirect		**$443,600**	**$659,300**	**$1,004,400**
Sales Tax to County (Transportation)	2.250%	$891,200	$1,324,600	$2,017,700
Net of Sales Transfer within County	(25%)	($222,800)	($331,150)	($504,425)
Sales Tax to County (Transportation)		**$668,400**	**$993,450**	**$1,513,275**

Notes:
County sales tax for transportation per Prop A (0.5%), Prop C (0.5%), Measure R/M (0.5%), Revenue and Taxation Code Section 7203.1 (0.25%)
Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC (2004).
Household spending based on average houshold income within City.
Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
Adjusted for inflation assuming 3% annual inflation rate.
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Values in 2021 dollars.

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Transient Occupancy Tax ("TOT")

		Year 5	*Year 10*	*Year 20*
		2026	**2031**	**2041**
Estimated # Hotel Rooms		118 rooms	118 rooms	118 rooms
Average Daily Room Rate (ADR)		$174	$202	$271
Average Occupancy Rate		70%	70%	70%
Annual Hotel Room Receipts		$5,242,643	$6,077,660	$8,167,867
TOT to City	**9.0%**	**$471,800**	**$547,000**	**$735,100**

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
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Community Facilities District (CFD) 2018-01

	Year 5	*Year 10*	*Year 20*
	2026	**2031**	**2041**
Residential Dwelling Units (assuming detached)	2,786	3,131	3,281
Industrial Zone 1 Acreage	417	835	835
Industrial Other Acreage	480	959	959
CFD Special Tax - Max Rates			
Residential Dwelling Units (assuming detached) per unit	$726.44	$802.05	$977.69
Industrial Zone 1 per Acre	$3,669.22	$4,051.11	$4,938.28
Industrial Other per Acre	$630.17	$695.75	$848.12
CFD Special Tax - Max Revenue Available			
Residential Dwelling Units (assuming detached)	$2,024,043	$2,511,214	$3,207,809
Industrial Zone 1 Acreage	$1,531,819	$3,382,505	$4,123,254
Industrial Other Acreage	$302,186	$667,276	$813,405
Total CFD Special Tax Available	**$3,858,000**	**$6,561,000**	**$8,144,500**
Total CFD Special Tax Assumed to Address Enhanced Services	**$775,400**	**$1,290,200**	**$2,057,300**

Notes:
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Values in 2021 dollars

Source: Los Angeles County Auditor-Controller (2020)

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City Service Population

City Population	93,604
City Employee Population	60,804
Employee Weighting for Service Population	0.5
Weighted # Employees	30,402
Total City Service Population	**124,006**

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies (2020), adjusted for consistency with Citywide CFD analysis

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City Multipler Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5 2026	Year 10 2031	Year 20 2041
Revenues									
Utility Users Tax	$7,000,000	Service Population	124,006	0%	$56.45	3.0%	$65.44	$75.86	$101.95
Business Tax	$2,930,000	Employees	60,804	0%	$48.19	3.0%	$55.86	$64.76	$87.03
Licenses & Permits (Recurring)	$293,250	Service Population	124,006	0%	$2.36	3.0%	$2.74	$3.18	$4.27
Fines & forfeitures	$2,485,800	Service Population	124,006	0%	$20.05	3.0%	$23.24	$26.94	$36.20
Franchise Fees	$9,948,750	Service Population	124,006	0%	$80.23	3.0%	$93.01	$107.82	$144.90
Use of Money and Property	$2,411,820	Service Population	124,006	0%	$19.45	3.0%	$22.55	$26.14	$35.13
Charges for Services (Recurring)	$3,682,800	Residents	93,604	0%	$39.34	3.0%	$45.61	$52.88	$71.06
Other Revenue	$3,218,500	Service Population	124,006	0%	$25.95	3.0%	$30.09	$34.88	$46.88
Total Primary Revenues	$31,970,920								
Expenditures									
Public Safety	$24,071,329	Service Population	124,006	0%	$194.11	3.0%	$225.03	$260.87	$350.59
Public Works	$16,444,543	Service Population	124,006	25%	$99.46	3.0%	$115.30	$133.66	$179.63
Community Services	$13,234,510	Residents	93,604	25%	$106.04	3.0%	$122.93	$142.51	$191.52
Community Development	$7,496,259	Service Population	124,006	25%	$45.34	3.0%	$52.56	$60.93	$81.89
Non-Departmental	$10,769,305	Service Population	124,006	0%	$86.85	3.0%	$100.68	$116.71	$156.85
Total Non-Admin	$72,015,946								
City Manager	$4,351,107	% Non-Admin. Costs	$72,015,946	25%	4.5%	N/A	4.5%	4.5%	4.5%
Finance	$4,085,693	% Non-Admin. Costs	$72,015,946	25%	4.3%	N/A	4.3%	4.3%	4.3%
Legal	$2,920,000	% Non-Admin. Costs	$72,015,946	25%	3.0%	N/A	3.0%	3.0%	3.0%
HR & Risk Management	$2,597,877	% Non-Admin. Costs	$72,015,946	25%	2.7%	N/A	2.7%	2.7%	2.7%
City Clerk	$1,112,767	% Non-Admin. Costs	$72,015,946	25%	1.2%	N/A	1.2%	1.2%	1.2%
City Council	$927,549	% Non-Admin. Costs	$72,015,946	25%	1.0%	N/A	1.0%	1.0%	1.0%
City Treasurer	$788,874	% Non-Admin. Costs	$72,015,946	25%	0.8%	N/A	0.8%	0.8%	0.8%
Total Admin	$16,783,867	% Non-Admin. Costs	$72,015,946	25%	17.5%	N/A	17.5%	17.5%	17.5%
CFD Park and Sidewalk Services		Service Population			$26.13	3.0%	$30.29	$35.12	$47.19
CFD Roadway Services - Residential		Residents			$7.41	3.0%	$8.59	$9.96	$13.38
CFD Roadway Services - Commercial		Commercial Employees			$73.94	3.0%	$85.72	$99.37	$133.54
CFD Roadway Services - Industrial		Industrial Employees			$98.01	3.0%	$113.62	$131.72	$177.02
Total Primary Expenditures	$88,799,813								

Notes:
Major case study revenues not shown include property tax, sales tax, transient occupancy tax
Licenses and permit revenues do not include one-time revenues, such as building construction permits and excavation and encroachment permits
Charges for services do not include one-time revenues, such as planning and zoning fees and general plan fees
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)

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City Multipler Revenues and Expenditures

	Year 5	*Year 10*	*Year 20*	
	2026	**2031**	**2041**	
Estimated # Residents	5,956	6,693	7,013	
Estimated # Employees	4,825	7,535	9,349	
Commercial Employees	*2,781*	*4,206*	*5,594*	
Industrial Employees	*2,044*	*3,329*	*3,755*	
Total Project Service Population	8,368	10,460	11,688	
Budget Category	**2026**	**2031**	**2041**	
Revenues				
Utility Users Tax	$547,600	$793,500	$1,191,600	
Business Tax	$269,500	$487,900	$813,600	
Licenses & Permits (Recurring)	$22,900	$33,200	$49,900	
Fines & forfeitures	$194,500	$281,800	$423,100	
Franchise Fees	$778,300	$1,127,800	$1,693,500	
Use of Money and Property	$188,700	$273,400	$410,600	
Charges for Services (Recurring)	$271,600	$353,900	$498,400	
Other Revenue	$251,800	$364,800	$547,900	
Total Multiplier Revenues	**$2,524,900**	**$3,716,300**	**$5,628,600**	
Expenditures				
Public Safety	$1,883,100	$2,728,700	$4,097,600	
Public Works	$964,800	$1,398,100	$2,099,500	
Community Services	$732,100	$953,800	$1,343,200	
Community Development	$439,800	$637,300	$957,000	
Non-Departmental	$842,500	$1,220,800	$1,833,200	
City Manager	$220,300	$314,400	$468,100	
Finance	$206,900	$295,200	$439,600	
Legal	$147,900	$211,000	$314,100	
HR & Risk Management	$131,600	$187,700	$279,500	
City Clerk	$56,300	$80,400	$119,700	
City Council	$47,000	$67,000	$99,800	
City Treasurer	$39,900	$57,000	$84,900	0
CFD Park and Sidewalk Services	$253,500	$367,300	$551,600	
CFD Roadway Services - Residential	$51,200	$66,600	$93,900	
CFD Roadway Services - Commercial	$238,400	$417,900	$747,000	
CFD Roadway Services - Industrial	$232,300	$438,400	$664,800	
Total Multiplier Expenditures	**$6,487,600**	**$9,441,600**	**$14,193,500**	

Notes:
Major case study revenues not shown include property tax, sales tax, transient occupancy tax
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2021 dollars.

Source: City of Carson 2019-2020 Adopted Budget, CFD 2018-01 Fiscal Impact Analysis (2019)

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County Service Population

County Population	10,253,716
County Employee Population	4,593,835
Employee Weighting for Service Population	0.5
Weighted # Employees	2,296,918
Total County Service Population	**12,550,634**

Source: CA Department of Finance, CA Employment Development Department (2020)

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County Multipler Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year 5 2026	Year 10 2031	Year 20 2041
Select General Fund Revenues									
Other Court Fines	$ 105,681,000	Service Population	12,550,634	0%	$8.42	3.0%	$9.76	$11.32	$15.21
Penalties, Intererst & Costs on Delinquent Taxes	$ 58,434,000	Service Population	12,550,634	0%	$4.66	3.0%	$5.40	$6.26	$8.41
Total General Fund	$ 164,115,000								
Primary Expenditures - Net County Cost									
Public Protection (adjusted - note below)	$ 2,902,338,000	Service Population	12,550,634	25%	$173.44	3.0%	$201.06	$233.09	$313.25
Health and Sanitation	$1,297,000,000	Resident Population	10,253,716	0%	$126.49	3.0%	$146.64	$169.99	$228.46
Public Assistance	$1,217,000,000	Resident Population	10,253,716	50%	$59.34	3.0%	$68.80	$79.75	$107.18
General Government (adjusted - note below)	$987,400,000	Service Population	12,550,634	25%	$59.00	3.0%	$68.40	$79.30	$106.57
Recreational and Cultural	$249,000,000	Resident Population	10,253,716	0%	$24.28	3.0%	$28.15	$32.64	$43.86
Other	$87,000,000	N/A							
Total Net County Cost	$6,739,738,000								

Notes:
Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)
General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget

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County Multipler Revenues and Expenditures

	Year 5	*Year 10*	*Year 20*
	2026	**2031**	**2041**
Estimated # Residents	5,956	6,693	7,013
Estimated # Employees	4,825	7,535	9,349
Total Project Service Population	8,368	10,460	11,688
Budget Category	**2026**	**2031**	**2041**
Select General Fund Revenues			
Other Court Fines	$81,700	$118,400	$177,700
Penalties, Intererst & Costs on Delinquent Taxes	$45,200	$65,400	$98,300
Total Select GF Revenues	**$126,900**	**$183,800**	**$276,000**
Primary Expenditures - Net County Cost			
Public Protection (adjusted - note below)	$1,682,500	$2,438,000	$3,661,100
General Government (adjusted - note below)	$873,300	$1,137,700	$1,602,200
Health and Sanitation	$409,700	$533,800	$751,700
Public Assistance	$572,400	$829,400	$1,245,500
Recreational and Cultural	$167,700	$218,400	$307,600
Total Primary Expenditures	**$3,705,600**	**$5,157,300**	**$7,568,100**

Notes:

Public Protection costs exclude Sheriff cost categories that overlap with City-funded Sheriff services (e.g. Patrol for Unincorporated Areas, Detective)

General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies

Adjusted for inflation assuming 3% annual inflation rate.

Select years shown for illustration.

Values in 2021 dollars.

Source: County of Los Angeles 2019-2020 Recommended Budget

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IMPLAN Inputs

Construction Inputs

Industry NAICS Category	Approximate Inputs (Industry Spending)
51 - Construction of new manufacturing structures	$901,273,760
58 - Construction of new multifamily residential structures	$1,050,500,000
55 - Construction of new commercial structures, including farm structures	$683,699,180

Ongoing Operation Inputs

Industry NAICS Category	Approximate Inputs (Employment Change)
422 - Warehousing and storage	3,755 Jobs
470 - Office administrative services	2,836 Jobs
412 - Retail - Miscellaneous store retailers	2,413 Jobs
505 - Fitness and recreational sports centers	200 Jobs
507 - Hotels and motels, including casino hotels	79 Jobs
448 - Tenant-occupied housing	66 Jobs

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Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Short-Term)

	Employment	Labor Income	Economic Output
Direct (On-Site)	14,493	$1,235,619,552	$2,364,030,600
Indirect	2,116	$161,932,902	$433,924,362
Induced	5,173	$300,829,946	$873,248,838
Total Countywide	**21,781**	**$1,698,382,399**	**$3,671,203,800**
Estimated City Capture	**14,857**	**$1,258,757,694**	**$2,429,389,260**

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	9,349	$620,874,807	$941,636,819
Indirect	2,139	$146,092,571	$394,918,501
Induced	2,791	$162,329,374	$471,625,451
Total Countywide	**14,279**	**$929,296,752**	**$1,808,180,771**
Estimated City Capture	**9,596**	**$636,295,904**	**$984,964,016**

Notes
100% of direct benefits estimated to be captured on-site within the City.
10% of indirect and induced benefits estimated to be captured off-site within the City.
Estimated ongoing benefits upon build-out and stabilization.

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APPENDIX E: GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

https://ci.carson.ca.us/content/files/pdfs/planning/generalplan/EIR.pdf

CARSON BOARD LETTER
EDPC FACT SHEET

☒ Board Letter ☐ Board Memo ☐ Other

CLUSTER AGENDA REVIEW DATE	6/2/2022
BOARD MEETING DATE	TBD
SUPERVISORIAL DISTRICT AFFECTED	☒ All ☐ 1st ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th
DEPARTMENT(S)	WDACS/Department of Economic Opportunity
SUBJECT	Carson EIFD
PROGRAM	Economic Development
AUTHORIZES DELEGATED AUTHORITY TO DEPT	☐ Yes ☒ No
SOLE SOURCE CONTRACT	☐ Yes ☒ No If Yes, please explain why:
DEADLINES/ TIME CONSTRAINTS	
COST & FUNDING	Total cost: $ / Funding source: TERMS (if applicable): Explanation: Long-term fiscal benefit to County ($169.9 million)
PURPOSE OF REQUEST	County participation with the City of Carson in a new EIFD.
BACKGROUND (include internal/external issues that may exist including any related motions)	See attached Fact Sheet.
EQUITY INDEX OR LENS WAS UTILIZED	☐ Yes ☒ No If Yes, please explain how:
SUPPORTS ONE OF THE NINE BOARD PRIORITIES	☒ Yes ☐ No Homelessness (providing Affordable Housing), Sustainability (circulation, transportation improvements)
DEPARTMENTAL CONTACTS	Name, Title, Phone # & Email: Robert Moran, 213-974-1130, rmoran@ceo.lacounty.gov

Carson EIFD Fact Sheet

Background on EIFDs

An Enhanced Infrastructure Financing District (EIFD) is a limited tax increment financing district created in 2014 after the dissolution of redevelopment agencies (RDAs) in 2012. An EIFD allows governmental entities to contribute a portion of their future property tax revenue generated within the district boundaries for the construction of infrastructure that will spur development. Tax increment financing freezes the current base year of taxes, which will continue to fund government services. Portions of future property tax growth generated from the construction of new projects will be sent to the EIFD. There are no new property taxes assessed on residents within the district.

An EIFD is only entitled to the property tax increment of local agencies that agree to contribute a portion of their shares. School districts, however, are prohibited from contributing their shares of property tax to EIFDs, reflecting the state's concern about the requirement to backfill any losses to schools' shares of property tax revenues. This is a major reduction in financial capacity, as approximately fifty percent of property taxes are allocated to schools.

Carson EIFD

Consistent with State Law, the City of Carson is requesting the County partner with them to establish the Carson EIFD. The County and City will contribute equal shares of future property tax increment to the EIFD to fund infrastructure projects. Consistent with Board policy, CEO staff evaluated the proposed EIFD, and found it to be consistent with state law and Board Policy.

Features of the EIFD include: the County will contribute 25 percent of its future property tax increment to the EIFD to fund $134 million of infrastructure projects including: brownfield remediation projects; road and street improvements; parks; a contribution to the County Victoria Golf Course Project; and a twenty percent set-aside for affordable housing. The infrastructure projects are expected to stimulate development projects including residential housing, commercial/retail, office, recreational, and industrial projects. As these projects are completed and added to the property tax roll, it is estimated that the net fiscal benefit of the EIFD to the County over the life of the project will be approximately $169.9 million (in current dollars).

Carson EIFD Approval Process

According to EIFD law, each parcel owner in the EIFD project area was notified, and two public hearings of the governing body of the EIFD (Public Financing Authority, or PFA) were held on 4/12/21 and 5/16/22. The PFA includes members from the City and County. Upon Board approval of the resolution for County participation, the PFA will approve the formation of the EIFD at its third public hearing.

July 12, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT INFRASTRUCTURE FINANCING PLAN (SECOND DISTRICT - 3 VOTES)

SUBJECT

Approve a resolution authorizing the County's participation in the Carson Enhanced Infrastructure Financing District and contribution of incremental property tax revenue to the District to finance approved infrastructure projects.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the enclosed Resolution is not subject to the provisions of the California Environmental Quality Act for the reasons stated in this letter;
2. Adopt the enclosed Resolution to authorize the County to participate in and contribute incremental property tax revenue to the Carson Enhanced Infrastructure Financing District;
3. Approve the District's Infrastructure Financing Plan attached to the Resolution; and
4. Designate the Supervisor of the Supervisorial District in which the Carson Enhanced Infrastructure Financing District is located as the member of the public financing authority that is the governing body for the District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the Carson Enhanced Infrastructure Financing District ("EIFD") is to finance $134 million of much needed infrastructure projects in the City of Carson. The

DRAFT

infrastructure projects will accelerate the production of quality jobs and accessible housing and promote sustainability by connecting jobs and housing in the City of Carson. Projects include: 20% affordable housing set-aside, Victoria Golf Course remediation and projects, brownfield remediation, parks development, Dominquez Channel bike and pedestrian paths, street and road improvements, and a commercial façade program.

Anticipated future development is expected to include: 3,280 new residential units, 5.6 million square feet of industrial space, 965,000 square feet of commercial/retail space, 780,000 square feet of office space, 598,000 square feet of recreational, and a 118-room hotel.

FISCAL IMPACT/FINANCING

Consistent with Board Policy for evaluating EIFDs, the CEO conducted a fiscal analysis of the EIFD. This analysis was presented to the County's Economic Development Policy Committee on June 2, 2022, and indicated the following:

- The County's contribution of 25 percent of its future share of General Fund tax increment in the project area will support the funding of the infrastructure projects;
- The completion of the infrastructure projects is expected to stimulate anticipated development consistent with those listed above;
- There is a cap on the County's contribution, and once the EIFD receives sufficient property tax increment to fully fund the $134 million of infrastructure projects, any excess will be returned by the EIFD to the City and County; and
- Due to the estimated property tax increment generated by the development projects, there will be a positive net impact over the life of the EIFD to the County General Fund of approximately $169.9 million (in current dollars), which reflects the estimated growth in future property taxes due to the new development.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS/NEXT STEPS

The law authorizing creation of EIFDs, California Government Code section 53398.50, *et seq* ("EIFD law"), took effect in 2015. The EIFD law was established to provide a tool to finance local infrastructure after the dissolution of redevelopment. EIFDs include: 1) a 45-year time limit after the first bond issuance; 2) the voluntary contribution of property tax increment and/or property tax in lieu of VLF by affected taxing entities for tax increment financing (schools cannot contribute); 3) a cap on the County's contribution;

and 4) governance of the EIFD by a separate Public Financing Authority, with two of the five members appointed by the County.

If approved, the County will begin participating in the EIFD and contribute 25 percent of its share of future property tax increment generated in the EIFD project area. In accordance with EIFD law, the EIFD's Public Financing Authority has been established, and includes the Second District Supervisor (represented by a designee) and a member of the public appointed by your Board. The County will also have the right to review the EIFD's financial records and calculations to ensure the County does not contribute property tax increment more than the amount required to fund the $134 million of infrastructure projects listed in the Infrastructure Financing Plan ("IFP").

The attached resolution, which includes the IFP as attachment A, include the provisions necessary for the County to begin participating in the EIFD.

ENVIRONMENTAL DOCUMENTATION

The recommended actions are not a project pursuant to the California Environmental Quality Act (CEQA), because they are an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. This proposed action is the creation of a government funding mechanism, a fiscal activity which does not involve any commitment to any specific project, which may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Because the majority of the proposed EIFD project area lies in the City of Carson, the impact of the projects on the County General Fund will be minimal.

CONCLUSION

Upon Board approval, please return one signed copy of the Resolution and one stamped copy of the adopted Board letter to the Department of Economic Opportunity, Policy and Strategy Unit for further processing.

Respectfully submitted,

KELLY LOBIANCO
Director, Department of Economic Opportunity

KL:AC:
RM:acn

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AUTHORIZING COUNTY PARTICIPATION IN THE CITY OF CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE PROJECTS AND APPROVING THE INFRASTRUCTURE FINANCING PLAN

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), to provide local agencies, excluding schools, a means to finance and fund infrastructure projects that will create transit priority projects and implement sustainable community plans, housing units, and construct facilities to house providers of consumer goods and services in the communities served by these efforts; and

WHEREAS, on November 24, 2020, the Board of Supervisors of the County of Los Angeles ("Board") initiated proceedings for the establishment of the Carson Enhanced Infrastructure District ("District") by approving a Resolution of Intent; and

WHEREAS, in accordance with Section 53398.54, the City of Carson ("the City") complied with the prerequisites prior to initiating the creation of and participating in the governance of the EIFD and provided the required certification to the Department of Finance in accordance with the EIFD Code; and

WHEREAS, the City on _____ approved Resolution No. ____, the Infrastructure Financing Plan ("IFP") and the establishment of the Carson EIFD to finance certain public facilities; and

WHEREAS, the Public Financing Authority ("the PFA'), consistent with EIFD Law held public hearings on April 12, 2021, and May 16, 2022, to receive comments from the public, and will hold a third public hearing at a future date to adopt the EIFD; and

WHEREAS, the IFP contains a description of the public facilities to be funded by the EIFD, and a map of the boundaries of the EIFD, which is included in the IFP attached to this resolution as Attachment A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

1. Pursuant to the provisions of Sections 53398.68(a) and 53398.75(e)(1) of the EIFD Law, the proposed County participation in the Carson EIFD and the attached IFP for the Carson EIFD is hereby approved.

2. In approving the IFP, the Board specifically acknowledges and approves the following:

    a) Commitment and contribution to the District of 25% of the County's portion of the *ad valorem* property tax increment from within the boundaries of the District for the life of the District, subject to limits on tax increment contributions and time provided by law and this resolution;

    b) The County's annual commitment and contribution of property tax increment shall not be greater than the City's commitment of property tax

increment and property tax in lieu of vehicle licensing fees (VLF), as outlined in the IFP;

c) It is the intent of the EIFD to fund the list of $134 million (present value dollars) in infrastructure projects listed in Table 2 of the IFP;

d) The IFP will annually fund the projects in the sequence described in Section 3.2 of the IFP: first priority is the 20% affordable housing set-aside, for the remaining funds, 50% will be allocated to the Victoria Golf Course Project up to $10 million;

e) The City established the governing board of the EIFD (PFA) in its Resolution of Intent (City of Carson Resolution No. 21-026 of March 16, 2021). Consistent with Government Code 533398.51, the PFA's membership shall include the County of Los Angeles Supervisor of the District in which the EIFD is located, two members of the Carson City Council, and two members of the public (one each appointed by the City and County); and

f) There shall be an annual limit on the total number of dollars that the County will contribute to the District defined as the annual amount of the County contribution that is needed to pay bond payments, or otherwise fund the approved list of infrastructure projects. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City and County contributions more than remaining bond payments shall be returned by the District to the City and County. The District shall provide the County an annual accounting of the status of the funding of the approved infrastructure projects and notify the County when they have been fully funded, subject to County review.

3. The County shall have the right to review the Authority's calculations, and the District's books and accounting records thereof, required in the IFP to determine if the tax increment revenue limit has been reached.

4. The County Board of Supervisors hereby approves the severability of this Resolution, if for any reason a section, subsection, phrase, or clause of this Resolution is found to be invalid, such section, subsection, phrase, or clause shall be severed from, and not affect the validity of, all remaining portions of this Resolution that can be given effect without the severed portion

The foregoing resolution was on the __day of _____, adopted by the Board of Supervisors of the County of Los Angeles.

CELIA ZAVALA
Executive Officer
Board of Supervisors of
the County of Los Angeles

By _____
Deputy

DRAFT

APPROVED AS TO FORM

DAWYN R. HARRISON
Acting County Counsel

By _____
Deputy County Counsel

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DRAFT

ELIGIBLE TRAINING PROVIDER LIST (ETPL)
Los Angeles County Administrator

Economic Development & Policy Committee (EDPC)

June 2, 2022

WDACS Economic & Workforce Development

wdacs
workforce development
aging & community services

ETPL Background

The Eligible Training Provider List (ETPL) is a list of providers and their training programs that qualify for Workforce Innovation and Opportunity Act (WIOA) funding.

Under federal WIOA law section 122, all states are required to maintain a list of eligible training providers.

California has decided to delegate much of this responsibility to local areas.

ETPL Objectives

Fostering demand-driven skills attainment

Enabling upward mobility for all Angelenos

Aligning, Coordinating and Integrating of Programs and Services

LA County ETPL: Quick Stats

Overall, **290** providers operating in LA County are listed on ETPL

1,564 training and educational programs

- **202** are virtual offerings

For LA County's Local Workforce Development Service Area, there are **155** providers

746 training and education programs

- **35** are virtual offerings

LA County Administrator - ETPL Responsibilities

Develop and Maintain	Develop and maintain the local ETPL.
Establish	Establish internal policies and procedures for accepting applications that meet the principles and objectives of ETPL.
Certify	Certify that active programs are evaluated to ensure they continue to meet eligibility to be retained on ETPL.
Provide	Provide technical assistance to all training providers with programs located within the Local Area seeking to be listed on the CA ETPL.
Review and Approve	Review and approve or deny providers and programs for initial or continued eligibility in a timely manner.
Guarantee	Guarantee sufficient numbers and types of providers of training services with expertise in assisting individuals with disabilities and adults in need of adult education and literacy activities.
Ensure	Ensure the dissemination of the CA and local ETPL through the AJCCs, including in formats accessible to individuals with disabilities.
Implement	Implement continuous quality assurance practices.
Audit and Monitor	Audit and monitor ETPL providers and programs annually for compliance.

ETPL Invitation For Bids (IFB)

IFB Release Date: May 9, 2022

Proposed Term: One year starting July 1, 2022 with the option to extend for two additional one-year terms

Total Funding: $90,000

Advertising/Outreach:

- Newspapers: Daily News, La Opinion, Long Beach Press Telegram, Los Angeles Times, Los Angeles Watts Times, Orange County Register, San Gabriel Valley Tribune, and Torrance Daily Breeze
- Posted to ISD's Procurement Site
- Email Notification was sent to approximately 5,600 organizations and individuals

IFB Bids Due: June 9, 2022 12:00 PM (PST)

Award: Delegated Authority approved by the Board on May 3, 2022

BOS Notification: By July 10, 2022