

Ordinance No. 2021-01

AN ORDINANCE OF THE PUBLIC FINANCING AUTHORITY OF THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND FORMING THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION AND/OR ACQUISITION OF CAPITAL IMPROVEMENTS

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"), on May 12, 2020, the Board of Supervisors of the County of Los Angeles ("Board of Supervisors") initiated proceedings for the establishment of the West Carson Enhanced Infrastructure District ("West Carson EIFD"); and

WHEREAS, the Public Financing Authority for the West Carson Enhanced Infrastructure Financing District ("Authority") has prepared an Infrastructure Financing Plan ("IFP"), as authorized by the EIFD Law, which is attached hereto as Exhibit "A";

WHEREAS the IFP was sent to the Board of Supervisors, as well as to all land owners, residents, and affected taxing entities in the West Carson EIFD;

WHEREAS the Board of Supervisors, on December 8, 2020, approved the IFP, and acknowledged and approved the commitment and contribution of 90% of the County's portion of *ad valorem* property tax increment from within the boundaries of the District for the life of the IFP, to pay the costs of projects identified in the IFP;

WHEREAS, the Authority conducted one public meeting on September 8, 2020, and three public hearings on the IFP, duly noticed and held on October 20, 2020, December 1, 2020, and January 19, 2021 in accordance with Government Code Section 53398.66;

WHEREAS, at the third public hearing, less than 25 percent of the combined number of landowners and residents in the area who are at least 18 years of age filed a protest, thus authorizing the Authority to adopt the IFP by ordinance pursuant to Government Code Sections 53398.66(g) and 25131;

WHEREAS, the Authority has heard and passed upon all written and oral objections, if any, and has considered the recommendations, if any, of affected taxing agencies and testimony for and against the adoption of the IFP.

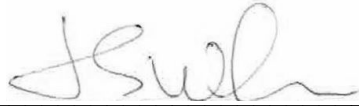
NOW, THEREFORE, THE BOARD OF THE PUBLIC FINANCING AUTHORITY OF THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Adoption of Infrastructure Financing Plan.** The IFP for the West Carson EIFD, attached hereto as Exhibit "A," is hereby adopted by this ordinance.

Section 2. **Formation of Enhanced Infrastructure Financing District.** The West Carson EIFD is hereby formed.

Section 7. **Certification.** The Authority Chair shall sign and the Authority Secretary shall certify to the passage and adoption of this ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

APPROVED, AND ADOPTED this 2nd day of February , 2021.



Chair, Board of Directors
Public Financing Authority for the
West Carson Enhanced Infrastructure Financing District

ATTEST:



Authority Secretary

The foregoing **Ordinance No. 2021-01** was introduced at a public hearing of the Board of Directors of the Public Financing Authority for the West Carson Enhanced Infrastructure Financing District, held on January 19, 2021 and was thereafter, at an adjourned regular meeting of said Authority duly held on February 2, 2021 duly passed and adopted by the said Authority and thereupon duly signed by the Chair of said Authority, attested by the Authority Secretary, and passed and adopted by the following vote:

AYES: Chair Jayme Wilson, Secretary Dan Rosenfeld, Members David Riccitiello and David Louie


NOES:

ABSENT: Vice Chair Waqas Rehman

ABSTAIN:

APPROVED AS TO FORM

RODRIGO A. CASTRO-SILVA
County Counsel

By 

Deputy County Counsel
Michael S. Buennagel

EXHIBIT "A"

INFRASTRUCTURE FINANCING PLAN FOR THE WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The County of Los Angeles



Prepared By:



DECEMBER 2020

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- Exhibit A: Legal Description of the West Carson EIFD
- Exhibit B: Map of Boundaries of the West Carson EIFD
- Exhibit C: Projected Tax Increment Revenue Analysis
- Exhibit D: Fiscal Impact Analysis

1.0 Introduction

1.1 Background & Purpose

With the adoption of the West Carson Transit Oriented District Specific Plan (“WCTODSP”) in 2019 and the Harbor-UCLA Medical Center Campus (“HUCLA”) Master Plan process, the West Carson Enhanced Infrastructure Financing District (“West Carson EIFD” or “District”) is the next step in securing funding for infrastructure to support job growth, transit connections, and affordable housing. The expansion of the Lundquist Institute and development of the BioTech park on the HUCLA campus further define the need to create connections to the surrounding community to support a vibrant transit-oriented district. Infrastructure contemplated for the District includes streetscape, flood control and green streets, pedestrian improvements and connections, community center, site remediation, open space, and BioTech park landscaping, utilities, and parking. The County also plans to deposit up to 20% of the District tax increment into the Affordable Housing Trust Fund to help further regional and Countywide affordable housing goals.

The West Carson EIFD encompasses approximately 1,587 acres of land, representing approximately 0.09% of the County’s total unincorporated 1,668,320 acres. The West Carson EIFD includes all of the West Carson unincorporated area roughly from the I-110 on the east to Normandie Avenue on the west and Del Amo Boulevard on the north to Lomita Boulevard on the south.

This Infrastructure Financing Plan identifies possible future infrastructure projects and how they would be funded. Each project would require its own environmental review as outlined by the California Environmental Quality Act (“CEQA”) guidelines.

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 legal description and map of the District, included herein as Exhibit A and Exhibit 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 County's property tax increment to be committed to the District will be 90% 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"). For reference when considering this maximum yearly contribution, the total dollar contribution limit discussed in letter (d) below is estimated to be equivalent to a total commitment of less than 90% of incremental property tax by the County over the district lifetime.
 - 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. Exhibit 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 approximately \$121 million (in current 2020 dollars) of public improvements will be funded from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime.

- 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 \$600,000,000 (in current 2020 dollars). This maximum has been set based on preliminary underwriting of various debt issuance alternatives evaluated to fund approximately \$121 million (in current 2020 dollars) in required public improvements over the District lifetime.
- 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, 2072. This IFP assumes that the District will be formed in Fiscal Year 2020-2021 and will begin receiving tax revenues in Fiscal Year 2021-2022.
- 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. Exhibit D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the 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 County will be \$9.4 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. Exhibit D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development on the County as the only affected taxing entity that is 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 \$2.4 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 West Carson EIFD encompasses approximately 1,587 acres of land, representing approximately 0.09% of total unincorporated County's 1,688,320 acres. The West Carson EIFD includes the West Carson Transit Oriented Development Specific Plan area, Harbor-UCLA Medical Center Campus, Lundquist Institute and BioTech Park, and surrounding areas targeted for investments in affordable housing and infrastructure to connect jobs, housing, and transit. The West Carson EIFD includes all of the West Carson unincorporated area roughly from the I-110 on the east to Normandie Avenue on the west and Del Amo Boulevard on the north to Lomita Boulevard on the south.

Land use designations in the District primarily include residential, commercial, mixed use, and industrial. Exhibit A includes a legal description of the proposed District, and Exhibit B is a map of the proposed District.

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development summarized in Table 1 was projected based on the WCTODSP buildout, proposed BioTech park improvements, and demand for various land use types in the local market for the purpose of creating tax increment projections. Future plans for the District may vary based on market demand and the approval process. Buildout and absorption of these land uses are forecasted in the first 25 years of the District lifetime and are presented here for illustration.

Table 1: Anticipated Future Private Development

Development Type / Phase	SF / Units	Assessed Value (AV) Per SF / Unit	Estimated AV at Buildout
SF Residential	938 DU	\$500,000 per unit	\$469,000,000
MF Residential	2,636 DU	\$250,000 per unit	\$659,000,000
Commercial	950,000 SF	\$250 PSF	\$237,500,000
Industrial/Flex	1,500,000 SF	\$150 PSF	\$225,000,000
Tech Park/Incubator	375,000 SF	\$400 PSF	\$150,000,000
Estimated Total			\$1.7 billion

Note: AV at buildout values in 2020 dollars.

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

The PFA intends to utilize the District to help fund approximately \$121 million (current 2020 dollars) of improvements, including transit connections, streets, and circulation to create a transit-oriented area; affordable housing; open space and recreation, and utility upgrades and parking to support BioTech park job growth. Each project will be reviewed by the PFA at a public meeting prior to funding, along with any additional public outreach. Table 2 outlines an estimate of anticipated EIFD budget allocation. Any additional annual appropriation toward maintenance of infrastructure from revenues in excess of financing obligations will be determined at the direction of the PFA as part of the required annual review and reporting process.

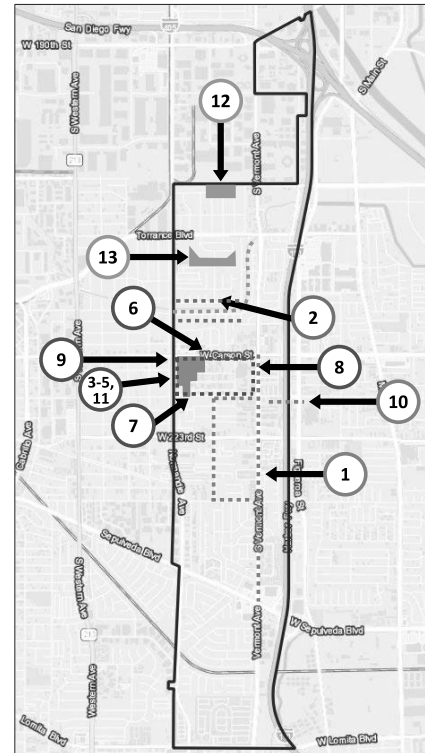
Table 2: Estimated EIFD Funding Allocation

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

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

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

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



4.0 Finding of Communitywide Significance

Implementation of the District will help promote the goals of the WCTODSP and the Our County Sustainability Plan by investing in affordable housing and infrastructure to create a transit-oriented district connecting jobs, housing, and transportation. The District additionally supports County economic development objectives, including community benefits, job creation, and workforce development at HUCLA and the BioTech Park.

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

- \$41 million in positive 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
- Up to \$120 million contribution to the Affordable Housing Trust Fund
- 3,574 planned housing units within the District
- 14,177 direct, indirect, and induced temporary, construction-related jobs
- 4,611 direct, permanent jobs
- 3,499 additional indirect and induced permanent jobs
- \$2.4 billion in economic output from construction
- \$1.2 billion in annual ongoing economic output

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 West Carson EIFD will be funded by property tax increment from the County as taxing entity. 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.

The West Carson EIFD is not located within the boundaries of a former Redevelopment Project Area.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the County’s property tax increment to be committed to the District will be 90% 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 County contributions to the District over the District’s lifetime. It is expected that a total of \$614 million of incremental tax revenues will be generated by the District.

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. Exhibit C provides additional detail for the projected revenue analysis.

Table 3: Projection of District Revenues by Year

Fiscal Year	Incremental Assessed Value	Property Tax Increment @ 1% General Levy	Property Tax - General Levy		Project Fund Deposits		Total
			Average County Share Available	County General Levy Allocated to EIFD (90%)	EIFD Infrastructure Fund (80%)	Affordable Housing Trust Fund (20%)	Total Taxes Allocated to EIFD
2021-22	86,617,804	866,178	30.5%	237,445	189,956	47,489	237,445
2022-23	227,217,609	2,272,176	30.5%	622,870	498,296	124,574	622,870
2023-24	401,311,204	4,013,112	30.5%	1,100,111	880,089	220,022	1,100,111
2024-25	584,113,271	5,841,133	30.5%	1,601,224	1,280,979	320,245	1,601,224
2025-26	770,019,751	7,700,198	30.5%	2,110,848	1,688,678	422,170	2,110,848
2026-27	965,082,116	9,650,821	30.5%	2,645,571	2,116,457	529,114	2,645,571
2027-28	1,163,471,815	11,634,718	30.5%	3,189,415	2,551,532	637,883	3,189,415
2028-29	1,336,336,968	13,363,370	30.5%	3,663,288	2,930,631	732,658	3,663,288
2029-30	1,511,359,328	15,113,593	30.5%	4,143,075	3,314,460	828,615	4,143,075
2030-31	1,695,051,082	16,950,511	30.5%	4,646,628	3,717,302	929,326	4,646,628
2031-32	1,881,064,051	18,810,641	30.5%	5,156,543	4,125,235	1,031,309	5,156,543
2032-33	2,076,175,050	20,761,751	30.5%	5,691,399	4,553,120	1,138,280	5,691,399
2033-34	2,273,781,005	22,737,810	30.5%	6,233,095	4,986,476	1,246,619	6,233,095
2034-35	2,480,934,112	24,809,341	30.5%	6,800,962	5,440,769	1,360,192	6,800,962
2035-36	2,647,506,109	26,475,061	30.5%	7,257,584	5,806,067	1,451,517	7,257,584
2036-37	2,866,490,673	28,664,907	30.5%	7,857,884	6,286,307	1,571,577	7,857,884
2037-38	3,043,323,898	30,433,239	30.5%	8,342,636	6,674,108	1,668,527	8,342,636
2038-39	3,274,757,792	32,747,578	30.5%	8,977,063	7,181,651	1,795,413	8,977,063
2039-40	3,462,409,482	34,624,095	30.5%	9,491,471	7,593,177	1,898,294	9,491,471
2040-41	3,706,941,195	37,069,412	30.5%	10,161,804	8,129,443	2,032,361	10,161,804
2041-42	3,929,994,910	39,299,949	30.5%	10,773,259	8,618,607	2,154,652	10,773,259
2042-43	4,086,904,909	40,869,049	30.5%	11,203,395	8,962,716	2,240,679	11,203,395
2043-44	4,247,442,669	42,474,427	30.5%	11,643,475	9,314,780	2,328,695	11,643,475
2044-45	4,411,690,535	44,116,905	30.5%	12,093,726	9,674,981	2,418,745	12,093,726
2045-46	4,579,732,697	45,797,327	30.5%	12,554,379	10,043,503	2,510,876	12,554,379
2046-47	4,725,159,440	47,251,594	30.5%	12,953,036	10,362,429	2,590,607	12,953,036
2047-48	4,873,494,719	48,734,947	30.5%	13,359,666	10,687,733	2,671,933	13,359,666
2048-49	5,024,796,702	50,247,967	30.5%	13,774,429	11,019,543	2,754,886	13,774,429
2049-50	5,179,124,726	51,791,247	30.5%	14,197,487	11,357,989	2,839,497	14,197,487
2050-51	5,336,539,310	53,365,393	30.5%	14,629,006	11,703,205	2,925,801	14,629,006
2051-52	5,497,102,186	54,971,022	30.5%	15,069,155	12,055,324	3,013,831	15,069,155
2052-53	5,660,876,319	56,608,763	30.5%	15,518,108	12,414,486	3,103,622	15,518,108
2053-54	5,827,925,935	58,279,259	30.5%	15,976,039	12,780,832	3,195,208	15,976,039
2054-55	5,998,316,543	59,983,165	30.5%	16,443,130	13,154,504	3,288,626	16,443,130
2055-56	6,172,114,964	61,721,150	30.5%	16,919,562	13,535,649	3,383,912	16,919,562
2056-57	6,349,389,353	63,493,894	30.5%	17,405,522	13,924,418	3,481,104	17,405,522
2057-58	6,530,209,229	65,302,092	30.5%	17,901,202	14,320,962	3,580,240	17,901,202
2058-59	6,714,645,503	67,146,455	30.5%	18,406,796	14,725,436	3,681,359	18,406,796
2059-60	6,902,770,503	69,027,705	30.5%	18,922,501	15,138,001	3,784,500	18,922,501
2060-61	7,094,658,003	70,946,580	30.5%	19,448,520	15,558,816	3,889,704	19,448,520
2061-62	7,290,383,252	72,903,833	30.5%	19,985,060	15,988,048	3,997,012	19,985,060
2062-63	7,490,023,007	74,900,230	30.5%	20,532,331	16,425,865	4,106,466	20,532,331
2063-64	7,693,655,557	76,936,556	30.5%	21,090,547	16,872,437	4,218,109	21,090,547
2064-65	7,901,360,757	79,013,608	30.5%	21,659,927	17,327,942	4,331,985	21,659,927
2065-66	8,113,220,062	81,132,201	30.5%	22,240,695	17,792,556	4,448,139	22,240,695
2066-67	8,329,316,553	83,293,166	30.5%	22,833,078	18,266,463	4,566,616	22,833,078
2067-68	8,549,734,973	85,497,350	30.5%	23,437,309	18,749,847	4,687,462	23,437,309
2068-69	8,774,561,762	87,745,618	30.5%	24,053,625	19,242,900	4,810,725	24,053,625
2069-70	9,003,885,087	90,038,851	30.5%	24,682,267	19,745,813	4,936,453	24,682,267
2070-71	9,237,794,879	92,377,949	30.5%	25,323,482	20,258,785	5,064,696	25,323,482
Total		\$2,279,807,894		\$624,961,627	\$499,969,301	\$124,992,325	\$624,961,627
Present Value		\$893,971,429		\$245,063,560	\$196,050,848	\$49,012,712	\$245,063,560

Note: Present value at 3% discount rate.



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.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the improvements identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources. 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 \$93 million of bond or loan proceeds (in current 2020 dollars) could be secured over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted \$93 million of funding.

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 \$600,000,000 (in current 2020 dollars). This maximum has been set based on preliminary analysis of various debt issuance alternatives evaluated to fund approximately \$121 million (in current 2020 dollars) in required public improvements over the District lifetime.

A limit on the total number of dollars that the County will contribute to the EIFD shall be defined as the annual amount of the County contributions that are needed to pay bond payments, or otherwise fund the approved list (\$121 million) of infrastructure projects. The infrastructure 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 County contributions in excess of remaining bond payments shall be returned by the EIFD to the County. 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 the projects have been fully funded.

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 County.

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, 2072. This IFP assumes that the District will be formed in Fiscal Year 2020-2021 and will begin receiving tax revenues in Fiscal Year 2021-2022.

5.6 Analysis of Costs to Provide Facilities and Services

Exhibit D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the 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 County will be approximately \$9.4 million to service the area of the District.

5.7 Fiscal Impact Analysis

Exhibit D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development on the County, as the only affected taxing entity that is contributing tax increment revenues to the District. Table 4 presents an overview of fiscal impacts to the County.

Table 4: Overview of Fiscal Impacts to County

	Annual (Stablized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$11,732,125	\$626,326,900	\$243,578,600
Estimated Fiscal Expenditures	\$9,370,000	\$539,737,800	\$202,588,400
Estimated Net Fiscal Impact to County	\$2,362,125	\$86,589,100	\$40,990,200

Notes:

Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2040)

Assumes installation of necessary public infrastructure

Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.

Values in 2020 dollars

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of \$2.4 million to the County. Over 50 years, District activity will generate a positive net fiscal impact of approximately \$41 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, affordable housing, transit connectivity).

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

With the adoption of the West Carson Transit Oriented District Specific Plan (“WCTODSP”) in 2019 and the Harbor-UCLA Medical Center Campus (“HUCLA”) Master Plan process, the West Carson Enhanced Infrastructure Financing District (“West Carson EIFD” or “District”) is the next step in securing funding for infrastructure to support job growth, transit connections, and affordable housing. The expansion of the Lundquist Institute and development of the BioTech park on the HUCLA campus further defines the need to create connections to the surrounding community to support a vibrant transit-oriented district. Infrastructure contemplated for the District includes streetscape, flood control and green streets, pedestrian improvements and connections, community center, site remediation, open space, and BioTech park landscaping, utilities, and parking. The County has also committed up to 20% of the District tax increment to be deposited in the Affordable Housing Trust Fund which will help further regional and Countywide affordable housing goals.

8.0 Exhibits

Exhibit A: Legal Description of the West Carson EIFD
Exhibit B: Map of Boundaries of the West Carson EIFD
Exhibit C: Projected Tax Increment Revenue Analysis
Exhibit D: Fiscal Impact Analysis

Exhibit A

EXHIBIT A

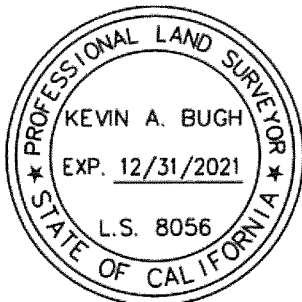
LEGAL DESCRIPTION

West Carson Enhanced Infrastructure Financing District

All that certain real property situate in portions of RANCHO SAN PEDRO and RANCHO LOS PALOS VERDES, in the County of Los Angeles, State of California, lying within the following described boundaries:

Beginning at the intersection of the easterly sideline of Normandie Avenue, 66 feet wide, as shown on map of Tract No. 4671, recorded in Book 56, pages 30 and 31, of Maps, in the office of the Registrar-Recorder/County Clerk of said county, and a line parallel with and 25 feet northerly, measured at right angles, from the centerline of Del Amo Boulevard, as said centerline is shown on map of Tract No. 32036, filed in Book 851, pages 12, 13, and 14, of said Maps, said parallel line being in the boundary of the City of Los Angeles as same existed on June 2, 2020, said intersection also being an angle point in said boundary of the City of Los Angeles; thence easterly along said parallel line and continuing along said boundary of the City of Los Angeles, and following the same in all its various courses and curves to its first intersection with the westerly boundary of the City of Carson as same existed on said date; thence southerly along said westerly boundary of the City of Carson and following the same in all its various courses and curves to its intersection with the boundary of the City of Los Angeles as same existed on said date; thence westerly along said last-mentioned boundary of the City of Los Angeles and following the same in all its various courses and curves to the point of beginning.

For assessment purpose only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



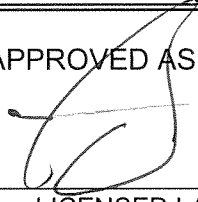
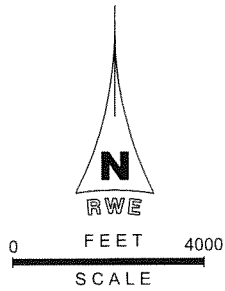
APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	<u>JUNE 2, 2020</u>

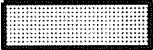

Exhibit B

EXHIBIT B

West Carson Enhanced Infrastructure Financing District



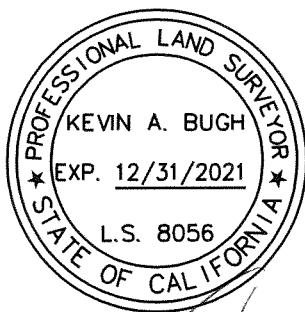
LEGEND:

-  - PROPOSED WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT
-  - CITY BOUNDARIES

NOTE:

THIS MAP IS BASED UPON INFORMATION FROM PUBLIC AND QUASI-PUBLIC RECORDS. IT DOES NOT SHOW EXACT BOUNDARY LOCATIONS WHICH MUST BE DETERMINED BY CURRENT FIELD MEASUREMENTS.

DATA CONTAINED IN THIS MAP WAS PRODUCED IN WHOLE OR PART FROM THE LOS ANGELES COUNTY PUBLIC WORKS' DIGITAL DATABASE.



BY:

LICENSED SURVEYOR

6-2-20
DATE

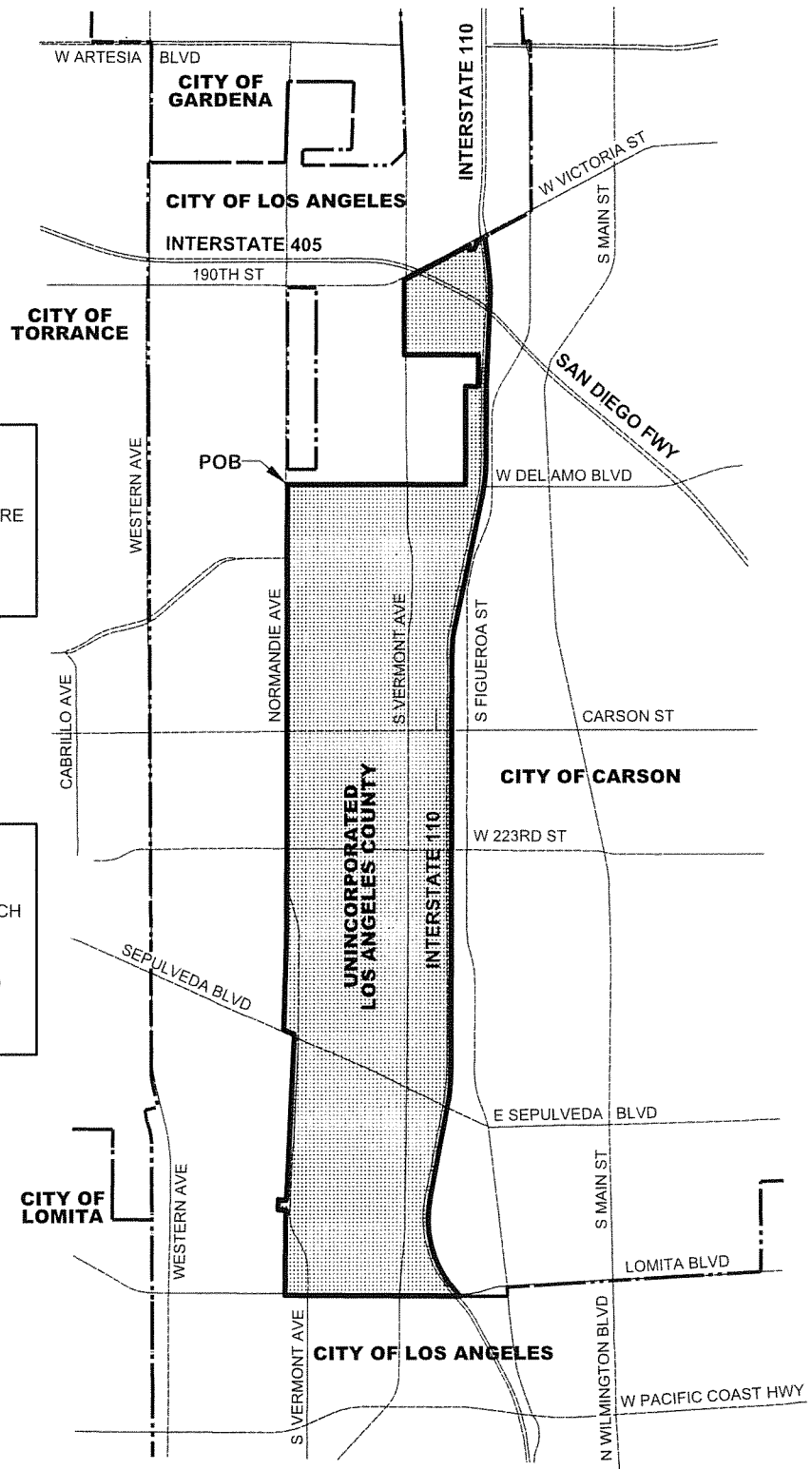


Exhibit C

West Carson EIFD - Property Tax Increment Analysis

Current Assessed Value	Units / SF	Value / Unit / SF Construction Inflation	50 Year Total Total	Base Year															
				2020 1.000	2021 1.020	2022 1.040	2023 1.061	2024 1.082	2025 1.104	2026 1.126	2027 1.149	2028 1.172	2029 1.195	2030 1.219					
New Development																			
SF Residential	938 units	\$500,000 per unit	\$598,661,393	0	0	0	94 units	0	94 units	0	94 units	0	94 units	0	94 units	0	94 units	0	
				\$0	\$0	\$49,770,655	\$0	\$51,781,390	\$0	\$53,873,558	\$0	\$56,049,841	\$0	\$58,331,732	\$0	\$60,724,245	\$0	\$63,233,547	
MF Residential	2,636 units	\$250,000 per unit	\$824,695,532	0	0	264 units	0	264 units	0	264 units	0	264 units	0	264 units	0	264 units	0	264 units	
				\$0	\$68,562,360	\$71,332,279	\$0	\$74,214,103	\$0	\$77,212,953	\$0	\$80,331,732	\$0	\$83,584,505	\$0	\$86,977,278	\$0	\$90,519,051	
Commercial	950,000 SF	\$250 PSF	\$232,030,666	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF
				\$0	\$16,473,000	\$0	\$17,138,509	\$0	\$17,830,905	\$0	\$18,551,274	\$0	\$19,300,745	\$0	\$20,082,216	\$0	\$20,895,791	\$0	\$21,740,506
Industrial/Flex	1,500,000 SF	\$150 PSF	\$239,265,828	214,286 SF	0	214,286 SF	0	214,286 SF	0	214,286 SF	0	214,286 SF	0	214,286 SF	0	214,286 SF	0	214,286 SF	
				\$32,785,714	\$0	\$34,110,257	\$0	\$35,488,312	\$0	\$36,922,039	\$0	\$38,413,690	\$0	\$40,000,000	\$0	\$41,672,714	\$0	\$43,441,428	
Bio Tech Park	375,000 SF	\$400 PSF	\$165,677,072	0	0	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	75,000 SF	
				\$0	\$0	\$31,836,240	\$32,472,965	\$33,122,424	\$33,784,873	\$34,460,570	\$35,158,119	\$35,867,816	\$36,589,563	\$37,323,360	\$38,070,207	\$38,830,104	\$39,603,151	\$40,389,348	
Subtotal Value Add																			
Total Assessed Value			\$2,171,330,511	\$2,691,604,478	\$2,785,714	\$85,035,360	\$115,717,152	\$120,943,753	\$130,392,125	\$135,829,981	\$155,355,967	\$95,769,677	\$94,463,531	\$99,632,477	\$104,933,417	\$110,306,960	\$115,749,503	\$121,279,046	
Incremental AV				\$2,778,232,282	\$2,918,832,087	\$3,092,915,682	\$3,275,717,749	\$3,461,624,729	\$3,656,686,594	\$3,855,075,293	\$4,077,941,446	\$4,302,863,896	\$4,586,655,560	\$4,924,549,311	\$5,268,653,063	\$5,619,076,815	\$5,986,960,887	\$6,372,597,449	
Total tax increment @ 1%				\$866,178	\$2,272,176	\$2,272,176	\$4,013,112	\$5,841,133	\$7,700,198	\$9,650,821	\$11,634,718	\$13,363,370	\$15,113,593	\$16,950,511	\$18,872,429	\$20,884,450	\$22,986,671	\$25,189,192	
Property Tax Share																			
Annual TI Revenue		30.46%	\$694,401,808		\$263,827	\$692,077	\$1,222,345	\$1,779,138	\$2,345,387	\$2,939,523	\$3,543,794	\$4,070,320	\$4,603,417	\$5,162,920	\$5,749,997	\$6,376,752	\$7,024,696	\$7,704,330	
Affordable Housing	20%		\$138,880,362		\$52,765	\$138,415	\$244,469	\$355,828	\$469,077	\$587,905	\$708,759	\$814,064	\$920,683	\$1,032,584	\$1,150,993	\$1,275,212	\$1,406,355	\$1,542,528	
Infrastructure	70%		\$486,081,265		\$184,679	\$484,454	\$855,642	\$1,245,397	\$1,641,771	\$2,057,666	\$2,480,556	\$2,849,224	\$3,222,392	\$3,614,044	\$4,024,703	\$4,460,439	\$4,923,921	\$5,415,602	
Annual EIFD Revenue			\$623,961,627		\$237,445	\$622,870	\$1,100,111	\$1,601,224	\$2,110,848	\$2,645,571	\$3,189,415	\$3,663,288	\$4,143,075	\$4,646,628	\$5,174,291	\$5,728,144	\$6,317,336	\$6,944,119	
Cumulative EIFD Revenue					\$237,445	\$860,314	\$1,960,425	\$3,561,649	\$5,672,497	\$8,318,068	\$11,507,482	\$15,176,770	\$19,313,846	\$23,960,471	\$29,144,662	\$34,993,106	\$41,544,940	\$48,940,459	



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West Carson EIFD - Property Tax Increment Analysis

Current Assessed Value	Units / SF	Value / Unit / SF Construction Inflation	50 Year Total													
			Total	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
		\$2,691,604,478		1,243	1,268	1,294	1,319	1,348	1,373	1,400	1,428	1,457	1,486			
New Development	938 units	\$500,000 per unit		94 units	0	94 units	0	94 units	0	94 units	0	94 units	0	94 units		
			\$58,314,255	\$0	\$60,670,151	\$0	\$63,121,225	\$0	\$65,671,323	\$0	\$68,324,444	\$0	\$71,000,000	\$0		
	2,636 units		0	764 units	0	764 units	0	764 units	0	764 units	0	764 units	0	764 units		
			\$0	\$83,577,134	\$0	\$86,953,650	\$0	\$90,466,978	\$0	\$94,121,428	\$0	\$97,923,933	\$0	\$101,750,000		
	950,000 SF		0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF	0	63,333 SF		
			\$0	\$20,880,495	\$0	\$20,891,747	\$0	\$21,735,174	\$0	\$22,613,699	\$0	\$23,527,500	\$0	\$24,450,000		
	1,500,000 SF		214,286 SF	0	214,286 SF	0	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF		
			\$39,965,603	\$0	\$41,580,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	375,000 SF		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
			\$400 PSF		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal Value Add			\$2,171,320,511	\$98,278,858	\$108,657,629	\$100,250,354	\$107,846,388	\$63,121,225	\$112,200,252	\$65,671,323	\$116,735,327	\$68,324,444	\$121,451,634	\$128,000,000		
Total Assessed value			\$4,572,688,529	\$4,792,779,528	\$4,965,385,483	\$5,172,538,580	\$5,339,110,587	\$5,556,095,151	\$5,774,528,576	\$6,043,323,898	\$6,362,409,482	\$6,735,557,793	\$7,164,013,560	\$7,658,545,673		
Incremental AV			\$1,881,064,051	\$2,076,175,050	\$2,273,781,005	\$2,480,934,112	\$2,647,506,061	\$2,866,600,073	\$3,043,323,898	\$3,274,557,792	\$3,462,409,482	\$3,706,941,195	\$3,969,911,051	\$4,264,426,673		
Total tax increment @ 1%			\$18,810,641	\$20,761,751	\$22,737,810	\$24,809,341	\$26,475,061	\$28,666,001	\$30,433,389	\$32,745,577	\$34,624,095	\$37,069,412	\$39,699,110	\$42,544,267		
Property Tax Share																
Annual TI Revenue	30.46%		\$5,729,493	\$6,323,777	\$6,925,661	\$7,556,624	\$8,063,382	\$8,730,883	\$9,269,595	\$9,974,515	\$10,546,079	\$11,290,893	\$12,129,893	\$13,070,000		
Affordable Housing	20%		\$1,145,899	\$1,264,755	\$1,385,132	\$1,511,325	\$1,612,796	\$1,746,197	\$1,853,919	\$1,994,303	\$2,109,216	\$2,258,179	\$2,438,793	\$2,640,000		
Infrastructure	70%		\$4,010,645	\$4,476,644	\$4,847,963	\$5,289,637	\$5,644,788	\$6,111,688	\$6,488,717	\$6,982,160	\$7,382,255	\$7,903,625	\$8,411,000	\$8,990,000		
Annual EIFD Revenue			\$5,155,543	\$5,691,399	\$6,233,095	\$6,800,962	\$7,257,584	\$7,857,884	\$8,342,636	\$8,977,063	\$9,491,471	\$10,161,804	\$10,890,000	\$11,690,000		
Cumulative EIFD Revenue			\$29,117,017	\$34,808,417	\$41,041,511	\$47,842,473	\$55,100,057	\$62,957,941	\$71,300,577	\$80,277,640	\$89,785,111	\$99,930,915	\$110,990,000	\$122,990,000		



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West Carson EIFD - Property Tax Increment Analysis

Current Assessed Value		Units / SF	Value / Unit / SF	50 Year Total															
				Construction Inflation	Total														
				\$2,691,604,478	21	2021	23	24	25	26	27	28	29	30					
					1,510	1,546	1,577	1,608	1,641	1,673	1,707	1,741	1,776	1,811					
New Development																			
SF Residential				938 units	84 units	0	0	0	0	0	0	0	0	0	0				
				\$598,661,393	\$71,084,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
MF Residential				2,636 units	0	0	0	0	0	0	0	0	0	0	0				
				\$824,695,532	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Commercial				950,000 SF	63,333 SF	63,333 SF	63,333 SF	63,333 SF	63,333 SF	0 SF	0	0	0	0	0				
				\$323,030,666	\$24,478,011	\$24,967,572	\$25,466,923	\$25,976,262	\$26,487,000	\$0	\$0	\$0	\$0	\$0	\$0				
Industrial/Flex				1,500,000 SF	0	0	0	0	0	0	0	0	0	0	0				
				\$150 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
BioTech Park				375,000 SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
				\$400 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Subtotal Value Add					\$2,171,330,511		\$24,967,572	\$25,466,923	\$25,976,262	\$0	\$0	\$0	\$0	\$0	\$0				
Total Assessed value					\$6,621,598,388	\$6,939,047,147	\$7,103,295,013	\$7,271,137,175	\$7,416,763,918	\$7,565,089,197	\$7,716,401,880	\$7,870,729,204	\$8,028,143,788						
Incremental AV					\$3,929,939,910	\$4,086,904,909	\$4,247,414,668	\$4,411,690,535	\$4,579,732,697	\$4,751,559,468	\$4,878,894,719	\$5,034,986,702	\$5,179,124,765						
Total tax increment @ 1%					\$39,299,949	\$40,869,049	\$42,474,427	\$44,116,905	\$45,797,327	\$47,251,594	\$48,734,947	\$50,247,967	\$51,791,247						
Annual TI Revenue					\$11,970,287	\$12,448,216	\$12,937,195	\$13,437,474	\$13,949,310	\$14,392,262	\$14,844,073	\$15,304,321	\$15,774,985						
Affordable Housing				20%	\$2,394,057	\$2,489,643	\$2,587,439	\$2,687,495	\$2,789,862	\$2,878,452	\$2,968,815	\$3,060,984	\$3,154,997						
Infrastructure				70%	\$8,379,201	\$8,713,751	\$9,056,036	\$9,406,232	\$9,764,517	\$10,074,583	\$10,390,851	\$10,713,445	\$11,042,490						
Annual EIFD Revenue					\$10,773,259	\$11,203,395	\$11,643,475	\$12,093,726	\$12,554,379	\$12,953,036	\$13,359,666	\$13,774,429	\$14,197,487						
Cumulative EIFD Revenue					\$110,704,173	\$121,907,588	\$133,551,043	\$145,644,770	\$158,199,149	\$171,192,184	\$184,511,650	\$198,286,279	\$212,483,767						



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West Carson EIFD - Property Tax Increment Analysis

Current Assessed Value		Units / SF	Value / Unit / SF Construction Inflation	50 Year Total											
				Total	31 2031	32 2032	33 2033	34 2034	35 2035	36 2036	37 2037	38 2038	39 2039		
			\$2,691,604,478	1,848	1,885	1,922	1,961	2,000	2,040	2,081	2,122	2,163	2,208		
New Development	SF Residential	938 units	\$500,000 per unit	0	0	0	0	0	0	0	0	0	0		
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	MF Residential	2,636 units	\$250,000 per unit	0	0	0	0	0	0	0	0	0	0		
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Commercial	950,000 SF	\$250 PSF	0	0	0	0	0	0	0	0	0	0		
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Industrial/Flex	1,500,000 SF	\$150 PSF	0	0	0	0	0	0	0	0	0	0		
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Bio Tech Park	375,000 SF	\$400 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Subtotal Value Add				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Assessed value				\$8,188,706,664	\$8,352,480,797	\$8,519,570,413	\$8,689,971,021	\$8,863,719,442	\$9,040,993,831	\$9,221,813,707	\$9,406,249,981	\$9,594,374,981	\$9,786,262,481		
Incremental AV				\$5,497,102,186	\$5,660,876,319	\$5,827,925,935	\$5,998,316,533	\$6,172,114,944	\$6,349,389,533	\$6,530,209,292	\$6,714,645,503	\$6,902,770,503	\$7,094,658,003		
Total tax increment @ 1%				\$54,971,022	\$56,606,763	\$58,279,258	\$59,983,165	\$61,721,150	\$63,453,894	\$65,202,092	\$66,956,786	\$68,716,455	\$70,483,681		
Annual TI Revenue				\$16,743,506	\$17,242,242	\$17,751,155	\$18,270,144	\$18,799,513	\$19,339,469	\$19,890,225	\$20,451,995	\$21,025,001	\$21,609,467		
Affordable Housing				\$3,348,701	\$3,448,468	\$3,550,231	\$3,654,029	\$3,759,903	\$3,867,894	\$3,978,045	\$4,090,399	\$4,205,000	\$4,321,893		
Infrastructure				\$11,770,454	\$12,069,639	\$12,425,808	\$12,789,101	\$13,159,659	\$13,537,628	\$13,923,157	\$14,316,397	\$14,717,501	\$15,126,627		
Annual EIFD Revenue				\$15,069,155	\$15,518,108	\$15,976,039	\$16,443,130	\$16,919,562	\$17,405,522	\$17,901,202	\$18,406,796	\$18,922,501	\$19,448,520		
Cumulative EIFD Revenue				\$247,181,927	\$257,700,093	\$273,676,074	\$290,119,204	\$307,036,765	\$324,444,287	\$342,345,490	\$360,752,285	\$379,674,786	\$399,123,306		



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West Carson EIFD - Property Tax Increment Analysis

Current Assessed Value		Units / SF	Value / Unit / SF Construction Inflation	50 Year Total		41 2051	42 2052	43 2053	44 2054	45 2055	46 2056	47 2057	48 2058	49 2059	50 2070
				Total		2,252	2,297	2,343	2,390	2,438	2,487	2,536	2,587	2,638	2,692
New Development															
SF Residential		938 units	\$2,691,604,478												
				\$598,661,393		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MF Residential		2,636 units				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$824,695,532		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial		950,000 SF	\$250,000 per unit			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$323,030,666		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial/Flex		1,500,000 SF	\$250 P/SF			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$259,265,828		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BioTech Park		375,000 SF	\$400 P/SF			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				\$165,677,072		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed value				\$2,171,330,511		\$9,981,987,790	\$10,181,627,485	\$10,385,260,035	\$10,592,965,235	\$10,804,824,540	\$11,020,921,031	\$11,241,339,451	\$11,466,166,240	\$11,695,489,565	\$11,929,399,357
Incremental AV						\$7,290,383,232	\$7,490,023,007	\$7,693,655,537	\$7,901,360,257	\$8,113,220,062	\$8,329,316,533	\$8,549,734,973	\$8,774,561,762	\$9,003,885,087	\$9,237,784,878
Total tax increment @ 1%						\$72,903,833	\$74,900,230	\$76,936,556	\$79,013,608	\$81,132,201	\$83,293,166	\$85,497,350	\$87,745,618	\$90,038,851	\$92,377,949
Annual TI Revenue						\$22,205,622	\$22,813,701	\$23,433,941	\$24,066,586	\$24,711,883	\$25,370,087	\$26,041,455	\$26,726,250	\$27,424,741	\$28,137,202
Affordable Housing		20%				\$4,441,124	\$4,562,740	\$4,686,788	\$4,813,317	\$4,942,377	\$5,074,017	\$5,208,291	\$5,345,250	\$5,484,948	\$5,627,440
Infrastructure		70%				\$15,544,936	\$15,969,591	\$16,403,759	\$16,846,610	\$17,298,318	\$17,759,061	\$18,229,018	\$18,708,375	\$19,197,319	\$19,696,041
Annual EIFD Revenue						\$19,985,060	\$20,352,331	\$21,090,547	\$21,659,927	\$22,240,695	\$22,833,078	\$23,437,309	\$24,053,625	\$24,682,267	\$25,323,482
Cumulative EIFD Revenue						\$419,108,366	\$459,646,697	\$460,731,244	\$482,351,171	\$504,631,866	\$527,464,344	\$550,962,233	\$574,955,878	\$599,636,143	\$624,961,627



Exhibit D

Overview of Fiscal Impacts

	Annual (Stabilized Year 20)	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles			
Estimated Fiscal Revenues (Net of EIFD Contribution)	\$11,732,125	\$626,326,900	\$243,578,600
Estimated Fiscal Expenditures	\$9,370,000	\$539,737,800	\$202,588,400
Estimated Net Fiscal Impact to County	\$2,362,125	\$86,589,100	\$40,990,200

Notes:
Estimated impacts upon Project build-out & stabilization in Year 20 (estimated in 2040)
Assumes installation of necessary public infrastructure
Assumes 20-year absorption. Actual absorption will depend on market conditions and other factors.
Values in 2020 dollars

Key Land Use Assumptions (Stabilized Year 20)

Project Component	
Residential - Rental	2,636 DU
Residential - For Sale	844 DU
Industrial/Flex	1,500,002 SF
Retail	150,000 SF
Office	483,330 SF
BioTech Park	375,000 SF

Summary of Estimated Fiscal Impacts to County and other Taxing Entities

Stabilized

	Year 5	Year 10	Year 20	Year 30	Year 40	Year 50	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Los Angeles Revenues									
Property Tax - County General	\$1,570,700	\$3,526,400	\$7,574,000	\$9,232,664	\$11,254,566	\$13,719,253	2.0%	\$388,344,400	\$153,959,100
Property Tax - County Flood Control	\$48,700	\$109,300	\$234,800	\$286,220	\$348,900	\$425,308	2.0%	\$12,038,900	\$4,772,800
Property Tax - County Fire	\$881,700	\$1,979,500	\$4,251,700	\$5,182,799	\$6,317,803	\$7,701,366	2.0%	\$217,998,900	\$86,425,600
Property Tax - County Contribution to EIFD	(\$1,413,600)	(\$3,173,700)	(\$6,816,600)	(\$8,309,397)	(\$10,129,109)	(\$12,347,327)	2.0%	(\$349,509,800)	(\$138,563,100)
Property Tax in Lieu of MVLF	\$512,300	\$1,157,000	\$2,508,700	\$3,058,091	\$3,727,796	\$4,544,163	2.0%	\$128,482,100	\$50,888,900
Property Transfer Tax	\$13,500	\$30,500	\$66,200	\$80,697	\$98,370	\$119,912	2.0%	\$3,390,300	\$1,342,800
Sales Tax - Direct / On-Site	\$241,700	\$700,575	\$1,883,025	\$2,530,628	\$3,400,953	\$4,570,596	3.0%	\$108,121,300	\$40,468,800
Sales Tax - Indirect / Off-Site	\$268,300	\$688,725	\$1,741,600	\$2,340,565	\$3,145,523	\$4,227,320	3.0%	\$100,801,000	\$38,000,200
Other Court Fines	\$27,000	\$71,100	\$185,900	\$249,834	\$335,756	\$451,228	3.0%	\$10,727,600	\$4,033,200
Penalties, Interest & Costs on Delinquent Taxes	\$14,900	\$39,300	\$102,800	\$138,155	\$185,688	\$249,523	3.0%	\$5,932,200	\$2,230,300
Estimated County Revenues	\$2,165,200	\$5,128,700	\$11,732,125	\$14,790,255	\$18,686,226	\$23,661,341		\$626,326,900	\$243,578,600
County of Los Angeles Expenditures									
Public Protection (adjusted - note below)	\$625,100	\$1,645,300	\$4,303,500	\$5,783,544	\$7,772,600	\$10,445,724	3.0%	\$248,339,100	\$93,366,300
General Government (adjusted - note below)	\$299,200	\$821,700	\$2,265,800	\$3,045,046	\$4,092,287	\$5,499,691	3.0%	\$130,166,900	\$48,737,500
Health and Sanitation	\$140,400	\$385,500	\$1,063,000	\$1,428,583	\$1,919,896	\$2,580,180	3.0%	\$61,068,100	\$22,865,400
Public Assistance	\$189,200	\$498,000	\$1,302,700	\$1,750,720	\$2,352,821	\$3,161,995	3.0%	\$75,173,600	\$28,262,400
Recreational and Cultural	\$57,400	\$157,700	\$435,000	\$584,604	\$785,658	\$1,055,859	3.0%	\$24,990,100	\$9,356,800
Estimated County Expenditures	\$1,311,300	\$3,508,200	\$9,370,000	\$12,592,496	\$16,923,262	\$22,743,449		\$539,737,800	\$202,588,400
Estimated County Net Fiscal Impact	\$853,900	\$1,620,500	\$2,362,125	\$2,197,759	\$1,762,963	\$917,892		\$86,589,100	\$40,990,200
Revenue / Expenditure Ratio	1.65	1.46	1.25	1.17	1.10	1.04		1.16	1.20

Notes:
Assumes installation of necessary public infrastructure
General government costs exclude non-recurring Capital Projects, Extraordinaring Maintenance, and Appropriations for Contingencies
Values in 2020 dollars
Select years shown for illustration



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Project Description

Project Component	Year 5		Year 10		Year 20	
	2025	2030	2040			
Total Rental Residential - Units	528 DU	1,320 DU	2,636 DU			
Total For Sale Residential - Units	188 DU	376 DU	844 DU			
Total Office - SF	96,666 SF	241,665 SF	483,330 SF			
Total Industrial - SF	642,858 SF	1,071,430 SF	1,500,002 SF			
Total Retail - SF	30,000 SF	75,000 SF	150,000 SF			
Total Tech Park - SF	225,000 SF	375,000 SF	375,000 SF			
Total For Sale Residential - SF	141,000 SF	282,000 SF	633,000 SF			
Total Rental Residential - SF	475,200 SF	1,188,000 SF	2,372,400 SF			
Total Building SF	1,610,724 SF	3,233,095 SF	5,513,732 SF			
Annual Escalation Factor	2.0%	1.10	1.22			1.49
Estimated A/V - Rental Residential	\$250K Per Unit	\$145,738,666	\$402,268,159			\$979,239,334
Estimated A/V - For Sale Residential	\$500K Per Unit	\$103,783,596	\$229,170,951			\$627,069,801
Estimated A/V - Office	\$250 PSF	\$26,681,769	\$73,647,072			\$179,550,739
Estimated A/V - Industrial	\$150 PSF	\$106,465,077	\$195,910,079			\$334,338,610
Estimated A/V - Retail	\$285 PSF	\$9,439,891	\$26,056,006			\$63,524,251
Estimated A/V - TechPark	\$400 PSF	\$99,367,272	\$182,849,163			\$222,892,109
Total Estimated Assessed Value		\$491,476,270	\$1,109,901,429			\$2,406,614,844

Notes:
Adjusted for value appreciation assuming 2% annual escalation rate (statutory maximum).
Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
Select years shown for illustration
Values in 2020 dollars

Project Employment and Occupants

Project Component	Year 5		Year 10		Year 20	
	2025	2030	2035	2040	2045	2050
Office - SF	193,332 SF	483,330 SF	966,660 SF	1,500,002 SF	1,500,002 SF	1,500,002 SF
Industrial - SF	642,858 SF	1,071,430 SF	1,500,002 SF	1,500,002 SF	1,500,002 SF	1,500,002 SF
Retail - SF	30,000 SF	75,000 SF	150,000 SF	150,000 SF	150,000 SF	150,000 SF
Tech Park - SF	225,000 SF	375,000 SF	375,000 SF	375,000 SF	375,000 SF	375,000 SF
Residential - Units	716 DU	1,696 DU	3,480 DU	3,480 DU	3,480 DU	3,480 DU
<u>Estimated # Employees (FTE)</u>						
Office	400 SF / emp	483	1,208	2,417	2,417	2,417
Industrial	1,500 SF / emp	429	714	1,000	1,000	1,000
Retail	400 SF / emp	75	188	375	375	375
Tech Park	500 SF / emp	450	750	750	750	750
Residential	50 DU / emp	14	34	70	70	70
Total Estimated # Employees (FTE)	1,451	2,894	5,788	11,576	11,576	11,576
Occupied Dwelling Units	95%	680 DU	1,611 DU	3,306 DU	3,306 DU	3,306 DU
Residents	3.00 per DU	2,041	4,834	9,918	9,918	9,918
Employees Weighted at 50%	50%	726	1,447	2,306	2,306	2,306
Total Service Population (Residents + Empl.)		2,766	6,281	12,224	12,224	12,224

Notes:

Average SF per employee and household size source: Department of Regional Planning 2014 Draft General Plan 2035 Buildout Methodology
Select years shown for illustration
Values in 2020 dollars



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Property Tax

	Year 5	Year 10	Year 20
	2025	2030	2040
Estimated Assessed Value - Residential	\$249,522,262	\$631,439,110	\$1,606,309,135
Estimated Assessed Value - Non-Residential	\$241,954,008	\$478,462,319	\$800,305,709
Total Estimated Assessed Value	\$491,476,270	\$1,109,901,429	\$2,406,614,844
Total Secured Property Tax General Levy	\$4,914,763	\$11,099,014	\$24,066,148
Estimated Unsecured Property Tax as % of Secured Non-Residential Value	1.00%	\$478,462	\$800,306
Total Estimated Secured + Unsecured Property Tax	\$5,156,717	\$11,577,477	\$24,866,454
Distributions to Taxing Entities			
Los Angeles County General	\$1,570,700	\$3,526,400	\$7,574,000
Los Angeles Flood Control	\$48,700	\$109,300	\$234,800
Los Angeles County Fire	\$881,700	\$1,979,500	\$4,251,700
County Contribution to EIFD	(\$1,413,600)	(\$3,173,700)	(\$6,816,600)
Net Los Angeles County Distributions	\$1,087,500	\$2,441,500	\$5,243,900

Notes:

General levy distributions primarily represent primary tax rate area (TRA) 01519
Does not include property tax overrides above 1% general levy
Select years shown for illustration
Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

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

Total AV within COUNTY (FY 2019-20)	\$1,424,902,177,619				
Current Property Tax In-Lieu of MVLFF (2019-2020)	\$1,485,364,000				
Prop Tax In-Lieu of MVLFF per \$1M of AV	\$1,042				
		Year 1	Year 5	Year 10	Year 20
		2021	2025	2030	2040
Estimated Project Assessed Value	\$32,785,758	\$491,476,270	\$1,109,901,429	\$2,406,614,844	
Incremental Property Tax In-Lieu of MVLFF to County	\$34,200	\$512,300	\$1,157,000	\$2,508,700	

Notes:

Select years shown for illustration
Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

Property Transfer Tax

	Year 5	Year 10	Year 20
	2025	2030	2040
Estimated Assessed Value			
Estimated Property Turnover Rate	\$491,476,270 5.0%	\$1,109,901,429 5.0%	\$2,406,614,844 5.0%
Estimated Value of Property Transferred	\$24,573,813	\$55,495,071	\$120,330,742
Total Transfer Tax	\$27,000 \$1.10 per \$1,000	\$61,000	\$132,400
Transfer Tax to County	\$13,500 \$0.55 per \$1,000	\$30,500	\$66,200

Notes:

Select years shown for illustration
Values in 2020 dollars

Source: Los Angeles County Auditor-Controller (2020)

Sales Tax - Direct / On-Site

Project Component	Year 5		Year 10		Year 20
	2025	2030	2040		
Retail SF	30,000 SF	75,000 SF	150,000 SF		
Total Sales-Generating SF	30,000 SF	75,000 SF	150,000 SF		
Estimated Taxable Sales	\$275 PSF \$9,564,011	\$27,718,275	\$74,502,088		
Sales Tax to County General Fund	1.00%	\$277,183	\$745,021		
Use Tax as % of Sales Tax	12.00%	\$33,262	\$89,403		
Net of Sales Transfer within County	(25%) (\$26,779)	(\$77,611)	(\$208,606)		
Sales and Use Tax to County GF - Direct	\$80,300	\$232,800	\$625,800		
Sales Tax to County Transportation	2.25%	\$623,700	\$1,676,300		
Net of Sales Transfer within County	(25%) (\$53,800)	(\$155,925)	(\$419,075)		
Sales Tax to County Transportation	\$161,400	\$467,775	\$1,257,225		

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 2020 dollars.

Sales Tax - Indirect / Off-Site

	Year 5	Year 10	Year 20
	2025	2030	2040
Estimated # Employees	1,451	2,894	4,611
Estimated Annual Taxable Retail Spending / Empl.	\$6,701	\$7,768	\$10,439
Estimated Employee Taxable Retail Spending	\$9,724,064	\$22,480,365	\$48,138,342
Estimated Capture within County	50.0%	\$11,240,183	\$24,069,171
Estimated # Occupied Dwelling Units	680 DU	1,611 DU	3,306 DU
Estimated Annual Taxable Retail Spending / HH	\$30,885	\$35,804	\$48,118
Estimated Resident Taxable Retail Spending	\$21,007,993	\$57,687,737	\$159,077,643
Estimated Capture within County	33.0%	\$19,036,953	\$52,495,622
Total Estimated Indirect Taxable Sales	\$11,794,670	\$30,277,136	\$76,564,793
Less Estimated Capture Within District Retail	(\$1,179,467)	(\$3,027,714)	(\$7,656,479)
Net Indirect Taxable Sales	\$10,615,203	\$27,249,422	\$68,908,314
Sales Tax to County General Fund	1.00%	\$272,494	\$689,083
Use Tax as % of Sales Tax	12.00%	\$32,699	\$82,690
Net of Sales Transfer within County	(25%)	(\$76,298)	(\$192,943)
Sales and Use Tax to County GF - Direct	\$89,200	\$228,900	\$578,800
Sales Tax to County Transportation	2.25%	\$613,100	\$1,550,400
Net of Sales Transfer within County	(25%)	(\$153,275)	(\$387,600)
Sales Tax to County Transportation	\$179,100	\$459,825	\$1,162,800

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 household income within District census tracts
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2020 dollars.

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 Multiplier Revenue and Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Discount for Operational Efficiency	Per Capita Factor	Annual Escalation	Year		
							2025	2030	2040
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, Interest & 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)	\$ 3,262,000,000	Service Population	12,550,634	25%	\$194.93	3.0%	\$225.98	\$261.97	\$352.07
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	\$7,099,400,000								

Notes:

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 2020 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget



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County Multiplier Revenues and Expenditures

	Year 5		Year 10		Year 20	
	2025		2030		2040	
Estimated # Residents	2,041		4,834		9,918	
Estimated # Employees	1,451		2,894		4,611	
Total Project Service Population	2,766		6,281		12,224	
Budget Category	2025	2030	2040			
<i>Select General Fund Revenues</i>						
Other Court Fines	\$27,000		\$71,100		\$185,900	
Penalties, Interest & Costs on Delinquent Taxe:	\$14,900		\$39,300		\$102,800	
Total Select GF Revenues	\$41,900	\$110,400	\$288,700			
<i>Primary Expenditures - Net County Cost</i>						
Public Protection (adjusted - note below)	\$625,100		\$1,645,300		\$4,303,500	
General Government (adjusted - note below)	\$299,200		\$821,700		\$2,265,800	
Health and Sanitation	\$140,400		\$385,500		\$1,063,000	
Public Assistance	\$189,200		\$498,000		\$1,302,700	
Recreational and Cultural	\$57,400		\$157,700		\$435,000	
Total Primary Expenditures	\$1,311,300	\$3,508,200	\$9,370,000			

Notes:

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 2020 dollars.

Source: County of Los Angeles 2018-2019 Recommended Budget



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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