

DRAFT 8-3-2020

WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

The County of Los Angeles



Prepared By:



AUGUST 2020

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1.0 Introduction

1.1 Background & Purpose

With the adoption of the West Carson Transit Oriented District Specific Plan (“WCTODSP”), and the Harbor-UCLA Medical Center Campus (“HUCLA”) Master Plan in 2019, 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 \\$136 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 \$136 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 \$136 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. Table 2 outlines an estimate of anticipated EIFD budget allocation.

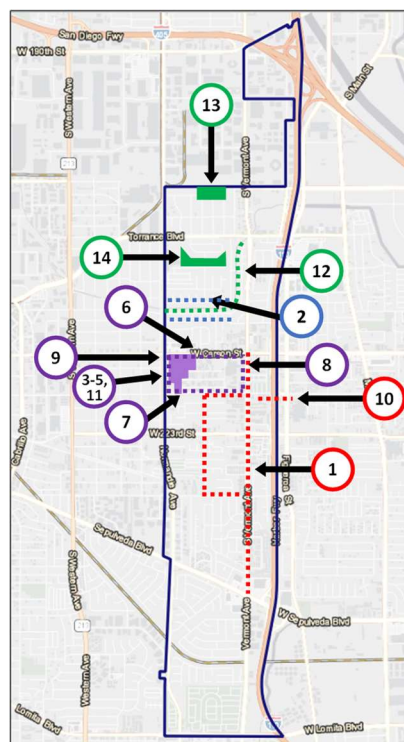
Table 2: Estimated EIFD Funding Allocation

| | 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 | Torrance Lateral multi use path | 15,000,000 |
| 13 | Wishing Tree Park Phase 2 community center | 4,500,000 |
| 14 | "Bowtie" park | 14,400,000 |
| 15 | WCTODSP pocket parks | 600,000 |
| 16 | Various opportunity sites remediation | 9,000,000 |
| TOTAL INFRASTRUCTURE COSTS | | \$136,400,000 |
| Annual Maintenance | | |
| 17 | Parks | 730,000 |
| 18 | Broadband | 100,000 |
| TOTAL ANNUAL EIFD MAINTENANCE COSTS | | \$830,000 |

Note: Estimated total project cost in 2020 dollars

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 \$683 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 | |
|----------------------|----------------------------|--|--------------------------------|---|--------------------------------|-------------------------------------|
| | | | Average County Share Available | County General Levy Allocated to EIFD (90%) | EIFD Infrastructure Fund (80%) | Affordable Housing Trust Fund (20%) |
| 2021-22 | 84,540,337 | 845,403 | 30.5% | 231,750 | 185,400 | 46,350 |
| 2022-23 | 223,021,127 | 2,230,211 | 30.5% | 611,366 | 489,093 | 122,273 |
| 2023-24 | 394,953,324 | 3,949,533 | 30.5% | 1,082,682 | 866,146 | 216,536 |
| 2024-25 | 575,550,767 | 5,755,508 | 30.5% | 1,577,752 | 1,262,202 | 315,550 |
| 2025-26 | 759,208,530 | 7,592,085 | 30.5% | 2,081,211 | 1,664,969 | 416,242 |
| 2026-27 | 951,977,204 | 9,519,772 | 30.5% | 2,609,646 | 2,087,717 | 521,929 |
| 2027-28 | 1,148,027,338 | 11,480,273 | 30.5% | 3,147,077 | 2,517,661 | 629,415 |
| 2028-29 | 1,318,506,135 | 13,185,061 | 30.5% | 3,614,409 | 2,891,527 | 722,882 |
| 2029-30 | 1,491,094,411 | 14,910,944 | 30.5% | 4,087,523 | 3,270,019 | 817,505 |
| 2030-31 | 1,672,303,399 | 16,723,034 | 30.5% | 4,584,270 | 3,667,416 | 916,854 |
| 2031-32 | 1,855,783,948 | 18,557,839 | 30.5% | 5,087,243 | 4,069,795 | 1,017,449 |
| 2032-33 | 2,048,311,879 | 20,483,119 | 30.5% | 5,615,018 | 4,492,015 | 1,123,004 |
| 2033-34 | 2,243,283,103 | 22,432,831 | 30.5% | 6,149,491 | 4,919,593 | 1,229,898 |
| 2034-35 | 2,447,748,786 | 24,477,488 | 30.5% | 6,709,991 | 5,367,993 | 1,341,998 |
| 2035-36 | 2,611,579,609 | 26,115,796 | 30.5% | 7,159,099 | 5,727,279 | 1,431,820 |
| 2036-37 | 2,827,768,176 | 28,277,682 | 30.5% | 7,751,735 | 6,201,388 | 1,550,347 |
| 2037-38 | 3,001,749,485 | 30,017,495 | 30.5% | 8,228,668 | 6,582,934 | 1,645,734 |
| 2038-39 | 3,230,274,424 | 32,302,744 | 30.5% | 8,855,121 | 7,084,097 | 1,771,024 |
| 2039-40 | 3,414,958,979 | 34,149,590 | 30.5% | 9,361,395 | 7,489,116 | 1,872,279 |
| 2040-41 | 3,656,464,215 | 36,564,642 | 30.5% | 10,023,431 | 8,018,745 | 2,004,686 |
| 2041-42 | 3,876,430,924 | 38,764,309 | 30.5% | 10,626,424 | 8,501,139 | 2,125,285 |
| 2042-43 | 4,030,192,177 | 40,301,922 | 30.5% | 11,047,928 | 8,838,343 | 2,209,586 |
| 2043-44 | 4,187,518,215 | 41,875,182 | 30.5% | 11,479,205 | 9,183,364 | 2,295,841 |
| 2044-45 | 4,348,490,125 | 43,484,901 | 30.5% | 11,920,476 | 9,536,381 | 2,384,095 |
| 2045-46 | 4,513,190,812 | 45,131,908 | 30.5% | 12,371,968 | 9,897,575 | 2,474,394 |
| 2046-47 | 4,655,209,251 | 46,552,093 | 30.5% | 12,761,282 | 10,209,026 | 2,552,256 |
| 2047-48 | 4,800,068,059 | 48,000,681 | 30.5% | 13,158,382 | 10,526,706 | 2,631,676 |
| 2048-49 | 4,947,824,042 | 49,478,240 | 30.5% | 13,563,424 | 10,850,739 | 2,712,685 |
| 2049-50 | 5,098,535,146 | 50,985,351 | 30.5% | 13,976,567 | 11,181,254 | 2,795,313 |
| 2050-51 | 5,252,260,472 | 52,522,605 | 30.5% | 14,397,973 | 11,518,378 | 2,879,595 |
| 2051-52 | 5,409,060,304 | 54,090,603 | 30.5% | 14,827,807 | 11,862,246 | 2,965,561 |
| 2052-53 | 5,568,996,133 | 55,689,961 | 30.5% | 15,266,238 | 12,212,990 | 3,053,248 |
| 2053-54 | 5,732,130,678 | 57,321,307 | 30.5% | 15,713,437 | 12,570,749 | 3,142,687 |
| 2054-55 | 5,898,527,914 | 58,985,279 | 30.5% | 16,169,580 | 12,935,664 | 3,233,916 |
| 2055-56 | 6,068,253,095 | 60,682,531 | 30.5% | 16,634,846 | 13,307,877 | 3,326,969 |
| 2056-57 | 6,241,372,780 | 62,413,728 | 30.5% | 17,109,417 | 13,687,534 | 3,421,883 |
| 2057-58 | 6,417,954,858 | 64,179,549 | 30.5% | 17,593,480 | 14,074,784 | 3,518,696 |
| 2058-59 | 6,598,068,578 | 65,980,686 | 30.5% | 18,087,224 | 14,469,779 | 3,617,445 |
| 2059-60 | 6,781,784,573 | 67,817,846 | 30.5% | 18,590,843 | 14,872,675 | 3,718,169 |
| 2060-61 | 6,969,174,887 | 69,691,749 | 30.5% | 19,104,535 | 15,283,628 | 3,820,907 |
| 2061-62 | 7,160,313,007 | 71,603,130 | 30.5% | 19,628,500 | 15,702,800 | 3,925,700 |
| 2062-63 | 7,355,273,890 | 73,552,739 | 30.5% | 20,162,944 | 16,130,355 | 4,032,589 |
| 2063-64 | 7,554,133,991 | 75,541,340 | 30.5% | 20,708,078 | 16,566,462 | 4,141,616 |
| 2064-65 | 7,756,971,293 | 77,569,713 | 30.5% | 21,264,114 | 17,011,291 | 4,252,823 |
| 2065-66 | 7,963,865,342 | 79,638,653 | 30.5% | 21,831,270 | 17,465,016 | 4,366,254 |
| 2066-67 | 8,174,897,271 | 81,748,973 | 30.5% | 22,409,770 | 17,927,816 | 4,481,954 |
| 2067-68 | 8,390,149,840 | 83,901,498 | 30.5% | 22,999,840 | 18,399,872 | 4,599,968 |
| 2068-69 | 8,609,707,459 | 86,097,075 | 30.5% | 23,601,711 | 18,881,369 | 4,720,342 |
| 2069-70 | 8,833,656,231 | 88,336,562 | 30.5% | 24,215,620 | 19,372,496 | 4,843,124 |
| 2070-71 | 9,062,083,978 | 90,620,840 | 30.5% | 24,841,807 | 19,873,446 | 4,968,361 |
| Total | | \$2,242,132,005 | | \$614,633,570 | \$491,706,856 | \$122,926,714 |
| Present Value | | \$879,797,634 | | \$241,178,111 | \$192,942,489 | \$48,235,622 |

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 \$91 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 \$91 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 \$136 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 (\$136 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.



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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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 and the Harbor-UCLA Medical Center Campus Master Plan in 2019, the EIFD 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 & B



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.

1601 N. Sepulveda Blvd. #382, Manhattan Beach, CA 90266 | (424) 297-1070 | www.kosmont.com



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 8, 2020

IN REPLY PLEASE
REFER TO FILE:

SMP-8
M20CEO0003

Ms. Felicia Williams
Senior Vice President
Kosmont Companies
1601 North Sepulveda Boulevard, # 382
Manhattan Beach, CA 90266-5111

Dear Ms. Williams:

TRANSMITTAL OF LEGAL DESCRIPTION WEST CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

As requested, enclosed is an original stamped and signed Legal Description for the West Carson Enhanced Infrastructure Financing District.

If you have any questions or require additional information, please contact Ms. Robin Phillips of my staff at (626) 458-7048 or rphillip@pw.lacounty.gov. Our office hours are Monday through Thursday from 7 a.m. to 5:45 p.m.

Very truly yours,

MARK PESTRELLA
Director of Public Works

A handwritten signature in black ink, appearing to read "James T. Sparks", is written over the typed name.

JAMES T. SPARKS
Assistant Deputy Director
Survey/Mapping & Property Management Division

OG:ec
P:\MPPUB\ADMIN\EMILY\SMP-8\OSWALDO\252\L-TRANSOFLEGALDESCRIPTION.DOCX

Enc.

cc: Supervisor Mark Ridley-Thomas (David Riccitiello)
Chief Executive Office (Julia Orozco)
County Counsel (Michael Buennagel)

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.




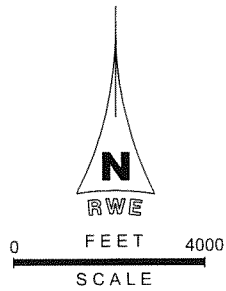
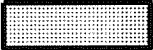

| | |
|----------------------------|--|
| APPROVED AS TO DESCRIPTION | |
| By |  |
| | LICENSED LAND SURVEYOR Los Angeles County Public Works |
| Dated | <u>June 2, 2020</u> |

EXHIBIT B

West Carson Enhanced Infrastructure Financing District



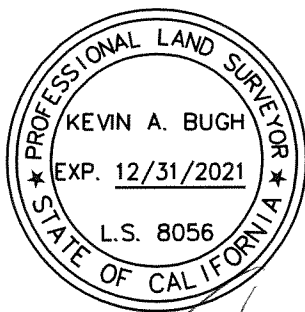
LEGEND:

-  - 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

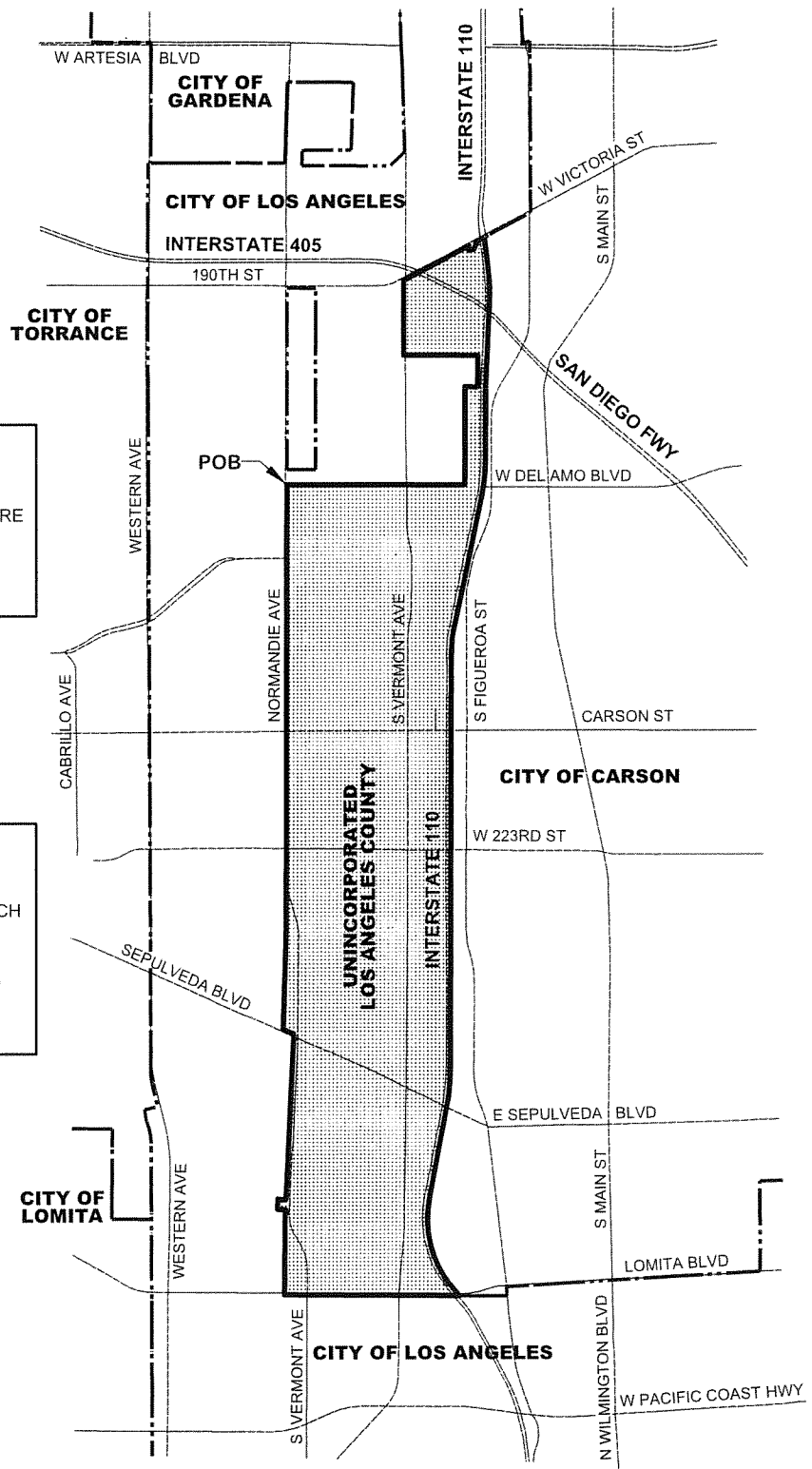


Exhibit C



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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West Carson EIFD - Property Tax Increment Analysis

DRAFT

| | | Base Year | | | | | | | | | | | |
|--------------------------|-------------------|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Units / SF | Value / Unit / SF | 50 Year Total Total | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| | | | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Construction Inflation | | | 1.000 | 1.020 | 1.040 | 1.061 | 1.082 | 1.104 | 1.126 | 1.149 | 1.172 | 1.195 | 1.219 |
| Current Assessed Value | | \$2,587,731,137 | | | | | | | | | | | |
| New Development | | | | | | | | | | | | | |
| SF Residential | 938 units | | | 0 | 0 | 94 units | 0 | 94 units | 0 | 94 units | 0 | 94 units | 0 |
| | | \$500,000 per unit | \$598,661,393 | \$0 | \$0 | \$49,770,655 | \$0 | \$51,781,390 | \$0 | \$53,873,358 | \$0 | \$56,049,841 | \$0 |
| MF Residential | 2,636 units | | | 0 | 264 units | 0 | 264 units | 0 | 264 units | 0 | 264 units | 0 | 264 units |
| | | \$250,000 per unit | \$824,695,552 | \$0 | \$68,562,360 | \$0 | \$71,332,279 | \$0 | \$74,214,103 | \$0 | \$77,212,353 | \$0 | \$80,331,732 |
| Commercial | 950,000 SF | | | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF |
| | | \$250 PSF | \$323,030,666 | \$0 | \$16,473,000 | \$0 | \$17,138,509 | \$0 | \$17,830,905 | \$0 | \$18,551,274 | \$0 | \$19,300,745 |
| Industrial/Flex | 1,500,000 SF | | | 214,286 SF | 0 | 214,286 SF | 0 | 214,286 SF | 0 | 214,286 SF | 0 | 214,286 SF | 0 |
| | | \$150 PSF | \$259,265,828 | \$32,785,714 | \$0 | \$34,110,257 | \$0 | \$35,488,312 | \$0 | \$36,922,039 | \$0 | \$38,413,690 | \$0 |
| BioTech Park | 375,000 SF | | | | | 75,000 SF | 75,000 SF | 75,000 SF | 75,000 SF | 75,000 SF | | | |
| | | \$400 PSF | \$165,677,072 | \$0 | \$0 | \$31,836,240 | \$32,472,965 | \$33,122,424 | \$33,784,873 | \$34,460,570 | \$0 | \$0 | \$0 |
| | | | | | | | | | | | | | |
| Subtotal Value Add | | \$2,171,330,511 | | \$32,785,714 | \$85,035,360 | \$115,717,152 | \$120,943,753 | \$120,392,125 | \$125,829,881 | \$125,255,967 | \$95,763,627 | \$94,463,531 | \$99,632,477 |
| Total Assessed value | | | \$2,587,731,137 | \$2,672,271,474 | \$2,810,752,264 | \$2,982,684,461 | \$3,163,281,904 | \$3,346,939,667 | \$3,539,708,341 | \$3,735,758,475 | \$3,906,237,272 | \$4,078,825,548 | \$4,260,034,536 |
| Incremental AV | | | | \$84,540,337 | \$223,021,127 | \$394,953,324 | \$575,550,767 | \$759,208,530 | \$951,977,204 | \$1,148,027,338 | \$1,318,506,135 | \$1,491,094,411 | \$1,672,303,399 |
| Total tax increment @ 1% | | | | \$845,403 | \$2,230,211 | \$3,949,533 | \$5,755,508 | \$7,592,085 | \$9,519,772 | \$11,480,273 | \$13,185,061 | \$14,910,944 | \$16,723,034 |
| | | | | | | | | | | | | | |
| Property Tax Share | | | | | | | | | | | | | |
| Annual TI Revenue | 30.46% | | \$682,926,189 | \$257,500 | \$679,295 | \$1,202,980 | \$1,753,058 | \$2,312,457 | \$2,899,607 | \$3,496,752 | \$4,016,010 | \$4,541,693 | \$5,093,633 |
| Affordable Housing | 20% | | \$136,585,238 | \$51,500 | \$135,859 | \$240,596 | \$350,612 | \$462,491 | \$579,921 | \$699,350 | \$803,202 | \$908,339 | \$1,018,727 |
| Infrastructure | 70% | | \$478,048,332 | \$180,250 | \$475,507 | \$842,086 | \$1,227,140 | \$1,618,720 | \$2,029,725 | \$2,447,726 | \$2,811,207 | \$3,179,185 | \$3,565,543 |
| | | | | | | | | | | | | | |
| Annual EIFD Revenue | | | \$614,633,570 | \$231,750 | \$611,366 | \$1,082,682 | \$1,577,752 | \$2,081,211 | \$2,609,646 | \$3,147,077 | \$3,614,409 | \$4,087,523 | \$4,584,270 |
| Cumulative EIFD Revenue | | | | \$231,750 | \$843,115 | \$1,925,797 | \$3,503,549 | \$5,584,761 | \$8,194,407 | \$11,341,484 | \$14,955,892 | \$19,043,416 | \$23,627,685 |



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.

West Carson EIFD - Property Tax Increment Analysis

DRAFT

| | Units / SF | Value / Unit / SF Construction Inflation | 50 Year Total Total | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|--------------------------|--------------|---|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | | | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Current Assessed Value | | \$2,587,731,137 | | 1.243 | 1.268 | 1.294 | 1.319 | 1.346 | 1.373 | 1.400 | 1.428 | 1.457 | 1.486 |
| | | | | | | | | | | | | | |
| New Development | | | | | | | | | | | | | |
| SF Residential | 938 units | \$500,000 per unit | \$598,661,393 | 94 units | 0 | 94 units | 0 | 94 units | 0 | 94 units | 0 | 94 units | 0 |
| MF Residential | 2,636 units | \$250,000 per unit | \$824,695,552 | \$58,314,255 | \$0 | \$60,670,151 | \$0 | \$63,121,225 | \$0 | \$65,671,323 | \$0 | \$68,324,444 | \$0 |
| Commercial | 950,000 SF | \$250 PSF | \$323,030,666 | 0 | 264 units | 0 | 264 units | 0 | 264 units | 0 | 264 units | 0 | 264 units |
| Industrial/Flex | 1,500,000 SF | \$150 PSF | \$259,265,828 | \$0 | \$83,577,134 | \$0 | \$86,953,650 | \$0 | \$90,466,578 | \$0 | \$94,121,428 | \$0 | \$97,923,933 |
| BioTech Park | 375,000 SF | \$400 PSF | \$165,677,072 | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF | 0 | 63,333 SF |
| | | | | \$0 | \$20,080,495 | \$0 | \$20,891,747 | \$0 | \$21,735,774 | \$0 | \$22,613,899 | \$0 | \$23,527,500 |
| | | | | 214,286 SF | 0 | 214,286 SF | 0 | 0 SF | 0 | 0 SF | 0 | 0 SF | 0 |
| | | | | \$39,965,603 | \$0 | \$41,580,213 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | | | | | | | | |
| Subtotal Value Add | | | \$2,171,330,511 | \$98,279,858 | \$103,657,629 | \$102,250,364 | \$107,845,398 | \$63,121,225 | \$112,202,352 | \$65,671,323 | \$116,735,327 | \$68,324,444 | \$121,451,434 |
| Total Assessed value | | | | \$4,443,515,085 | \$4,636,043,016 | \$4,831,014,240 | \$5,035,479,923 | \$5,199,310,746 | \$5,415,499,313 | \$5,589,480,622 | \$5,818,005,561 | \$6,002,690,116 | \$6,244,195,352 |
| Incremental AV | | | | \$1,855,783,948 | \$2,048,311,879 | \$2,243,283,103 | \$2,447,748,786 | \$2,611,579,609 | \$2,827,768,176 | \$3,001,749,485 | \$3,230,274,424 | \$3,414,958,979 | \$3,656,484,215 |
| Total tax increment @ 1% | | | | \$18,557,839 | \$20,483,119 | \$22,432,831 | \$24,477,488 | \$26,115,796 | \$28,277,682 | \$30,017,495 | \$32,302,744 | \$34,149,590 | \$36,564,642 |
| | | | | | | | | | | | | | |
| Annual TI Revenue | | Property Tax Share 30.46% | \$682,926,189 | \$5,652,493 | \$6,238,909 | \$6,832,768 | \$7,455,546 | \$7,954,554 | \$8,613,039 | \$9,142,965 | \$9,839,024 | \$10,401,550 | \$11,137,146 |
| Affordable Housing | 20% | | \$136,585,238 | \$1,130,499 | \$1,247,782 | \$1,366,554 | \$1,491,109 | \$1,590,911 | \$1,722,608 | \$1,828,593 | \$1,967,805 | \$2,080,310 | \$2,227,429 |
| Infrastructure | 70% | | \$478,048,332 | \$3,956,745 | \$4,367,237 | \$4,782,938 | \$5,218,882 | \$5,568,188 | \$6,029,127 | \$6,400,075 | \$6,887,317 | \$7,281,085 | \$7,796,002 |
| Annual EIFD Revenue | | | \$614,633,570 | \$5,087,243 | \$5,615,018 | \$6,149,491 | \$6,709,991 | \$7,159,099 | \$7,751,735 | \$8,228,668 | \$8,855,121 | \$9,361,395 | \$10,023,431 |
| Cumulative EIFD Revenue | | | | \$28,714,929 | \$34,329,947 | \$40,479,438 | \$47,189,429 | \$54,348,528 | \$62,100,263 | \$70,328,931 | \$79,184,053 | \$88,545,448 | \$98,568,879 |



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.

West Carson EIFD - Property Tax Increment Analysis

DRAFT

| | Units / SF | Value / Unit / SF Construction Inflation | 50 Year Total Total | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|--------------------------|--------------|---|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | | | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
| Current Assessed Value | | \$2,587,731,137 | | 1.516 | 1.546 | 1.577 | 1.608 | 1.641 | 1.673 | 1.707 | 1.741 | 1.776 | 1.811 |
| | | | | | | | | | | | | | |
| New Development | | | | | | | | | | | | | |
| SF Residential | 938 units | \$500,000 per unit | \$598,661,393 | 94 units | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MF Residential | 2,636 units | \$250,000 per unit | \$824,695,552 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial | 950,000 SF | \$250 PSF | \$323,030,666 | 63,333 SF | 63,333 SF | 63,333 SF | 63,333 SF | 63,333 SF | 0 SF | 0 | 0 | 0 | 0 |
| Industrial/Flex | 1,500,000 SF | \$150 PSF | \$259,265,828 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BioTech Park | 375,000 SF | \$400 PSF | \$165,677,072 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | |
| Subtotal Value Add | | | \$2,171,330,511 | \$95,082,802 | \$24,478,011 | \$24,967,572 | \$25,466,923 | \$25,976,262 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Assessed value | | | | \$6,464,162,061 | \$6,617,923,314 | \$6,775,249,352 | \$6,936,221,262 | \$7,100,921,949 | \$7,242,940,388 | \$7,387,799,196 | \$7,535,555,179 | \$7,686,266,283 | \$7,839,991,609 |
| Incremental AV | | | | \$3,876,430,924 | \$4,030,192,177 | \$4,187,518,215 | \$4,348,490,125 | \$4,513,190,812 | \$4,655,209,251 | \$4,800,068,059 | \$4,947,824,042 | \$5,098,535,146 | \$5,252,260,472 |
| Total tax increment @ 1% | | | | \$38,764,309 | \$40,301,922 | \$41,875,182 | \$43,484,901 | \$45,131,908 | \$46,552,093 | \$48,000,681 | \$49,478,240 | \$50,985,351 | \$52,522,605 |
| | | | | | | | | | | | | | |
| Annual TI Revenue | | Property Tax Share 30.46% | \$682,926,189 | \$11,807,138 | \$12,275,476 | \$12,754,672 | \$13,244,973 | \$13,746,631 | \$14,179,202 | \$14,620,425 | \$15,070,471 | \$15,529,519 | \$15,997,748 |
| Affordable Housing | 20% | | \$136,585,238 | \$2,361,428 | \$2,455,095 | \$2,550,934 | \$2,648,995 | \$2,749,326 | \$2,835,840 | \$2,924,085 | \$3,014,094 | \$3,105,904 | \$3,199,550 |
| Infrastructure | 70% | | \$478,048,332 | \$8,264,997 | \$8,592,833 | \$8,928,270 | \$9,271,481 | \$9,622,642 | \$9,925,442 | \$10,234,297 | \$10,549,330 | \$10,870,663 | \$11,198,423 |
| | | | | | | | | | | | | | |
| Annual EIFD Revenue | | | \$614,633,570 | \$10,626,424 | \$11,047,928 | \$11,479,205 | \$11,920,476 | \$12,371,968 | \$12,761,282 | \$13,158,382 | \$13,563,424 | \$13,976,567 | \$14,397,973 |
| Cumulative EIFD Revenue | | | | \$109,195,304 | \$120,243,232 | \$131,722,437 | \$143,642,913 | \$156,014,881 | \$168,776,163 | \$181,934,545 | \$195,497,969 | \$209,474,536 | \$223,872,509 |

West Carson EIFD - Property Tax Increment Analysis

DRAFT

| Units / SF | Value / Unit / SF Construction Inflation | 50 Year Total Total | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
|--------------------------|---|------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 |
| | | | 1.848 | 1.885 | 1.922 | 1.961 | 2.000 | 2.040 | 2.081 | 2.122 | 2.165 | 2.208 |
| Current Assessed Value | | | | | | | | | | | | |
| New Development | | | | | | | | | | | | |
| SF Residential | 938 units | | | | | | | | | | | |
| | \$500,000 per unit | \$598,661,393 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| MF Residential | 2,636 units | | | | | | | | | | | |
| | \$250,000 per unit | \$824,695,552 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial | 950,000 SF | | | | | | | | | | | |
| | \$250 PSF | \$323,030,666 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Industrial/Flex | 1,500,000 SF | | | | | | | | | | | |
| | \$150 PSF | \$259,265,828 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| BioTech Park | 375,000 SF | | | | | | | | | | | |
| | \$400 PSF | \$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 | | | \$7,996,791,441 | \$8,156,727,270 | \$8,319,861,815 | \$8,486,259,051 | \$8,655,984,232 | \$8,829,103,917 | \$9,005,685,995 | \$9,185,799,715 | \$9,369,515,710 | \$9,556,906,024 |
| Incremental AV | | | \$5,409,060,304 | \$5,568,996,133 | \$5,732,130,678 | \$5,898,527,914 | \$6,068,253,095 | \$6,241,372,780 | \$6,417,954,858 | \$6,598,068,578 | \$6,781,784,573 | \$6,969,174,887 |
| Total tax increment @ 1% | | | \$54,090,603 | \$55,689,961 | \$57,321,307 | \$58,985,279 | \$60,682,531 | \$62,413,728 | \$64,179,549 | \$65,980,686 | \$67,817,846 | \$69,691,749 |
| Property Tax Share | | | | | | | | | | | | |
| Annual TI Revenue | 30.46% | | \$682,926,189 | \$16,475,341 | \$16,962,486 | \$17,459,374 | \$17,966,200 | \$18,483,162 | \$19,010,464 | \$19,548,311 | \$20,096,916 | \$20,656,492 |
| Affordable Housing | 20% | | \$136,585,238 | \$3,295,068 | \$3,392,497 | \$3,491,875 | \$3,593,240 | \$3,696,632 | \$3,802,093 | \$3,909,662 | \$4,019,383 | \$4,131,298 |
| Infrastructure | 70% | | \$478,048,332 | \$11,532,739 | \$11,873,740 | \$12,221,562 | \$12,576,340 | \$12,938,214 | \$13,307,325 | \$13,683,818 | \$14,067,841 | \$14,459,545 |
| Annual EIFD Revenue | | | \$614,633,570 | \$14,827,807 | \$15,266,238 | \$15,713,437 | \$16,169,580 | \$16,634,846 | \$17,109,417 | \$17,593,480 | \$18,087,224 | \$18,590,843 |
| Cumulative EIFD Revenue | | | \$238,700,316 | \$253,966,554 | \$269,679,991 | \$285,849,571 | \$302,484,417 | \$319,593,834 | \$337,187,314 | \$355,274,539 | \$373,865,382 | \$392,969,916 |

West Carson EIFD - Property Tax Increment Analysis

DRAFT

| | Units / SF | Value / Unit / SF Construction Inflation | 50 Year Total Total | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
|--------------------------|--------------|---|------------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | | | | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 |
| Current Assessed Value | | | | 2,252 | 2,297 | 2,343 | 2,390 | 2,438 | 2,487 | 2,536 | 2,587 | 2,639 | 2,692 |
| New Development | | | | | | | | | | | | | |
| SF Residential | 938 units | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | \$500,000 per unit | \$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 |
| | | \$250,000 per unit | \$824,695,552 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Commercial | 950,000 SF | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | \$250 PSF | \$323,030,666 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Industrial/Flex | 1,500,000 SF | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | \$150 PSF | \$259,265,828 | \$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 |
| | | \$400 PSF | \$165,677,072 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal Value Add | | | | | | | | | | | | | |
| | | | \$2,171,330,511 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Assessed value | | | | \$9,748,044,144 | \$9,943,005,027 | \$10,141,865,128 | \$10,344,702,430 | \$10,551,596,479 | \$10,762,628,408 | \$10,977,880,977 | \$11,197,438,596 | \$11,421,387,368 | \$11,649,815,115 |
| Incremental AV | | | | \$7,160,313,007 | \$7,355,273,890 | \$7,554,133,991 | \$7,756,971,293 | \$7,963,865,342 | \$8,174,897,271 | \$8,390,149,840 | \$8,609,707,459 | \$8,833,656,231 | \$9,062,083,978 |
| Total tax increment @ 1% | | | | \$71,603,130 | \$73,552,739 | \$75,541,340 | \$77,569,713 | \$79,638,653 | \$81,748,973 | \$83,901,498 | \$86,097,075 | \$88,336,562 | \$90,620,840 |
| Property Tax Share | | | | | | | | | | | | | |
| Annual TI Revenue | | | | \$682,926,189 | \$21,809,444 | \$22,403,271 | \$23,008,975 | \$23,626,793 | \$24,256,967 | \$24,899,745 | \$25,555,378 | \$26,224,124 | \$26,906,244 |
| Affordable Housing | | | | \$136,585,238 | \$4,361,889 | \$4,480,654 | \$4,601,795 | \$4,725,359 | \$4,851,393 | \$4,979,949 | \$5,111,076 | \$5,244,825 | \$5,381,249 |
| Infrastructure | | | | \$478,048,332 | \$15,266,611 | \$15,682,290 | \$16,106,283 | \$16,538,755 | \$16,979,877 | \$17,429,821 | \$17,888,764 | \$18,356,887 | \$18,834,371 |
| Annual EIFD Revenue | | | | \$614,633,570 | \$19,628,500 | \$20,162,944 | \$20,708,078 | \$21,264,114 | \$21,831,270 | \$22,409,770 | \$22,999,840 | \$23,601,711 | \$24,215,620 |
| Cumulative EIFD Revenue | | | | \$412,598,416 | \$432,761,360 | \$453,469,438 | \$474,733,551 | \$496,564,822 | \$518,974,592 | \$541,974,432 | \$565,576,143 | \$589,791,763 | \$614,633,570 |



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.

Exhibit D

Overview of Fiscal Impacts

| | 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

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

Stablized

| | 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% |
|---|--------------------|--------------------|---------------------|---------------------|---------------------|---------------------|----------------------------------|--------------------------------|--------------------------------------|
| | 2025 | 2030 | 2040 | 2050 | 2060 | 2070 | | | |
| 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 | \$40,488,800 |
| 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 | \$185,668 | \$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, Extraordinary Maintenance, and Appropriations for Contingencies

Values in 2020 dollars

Select years shown for illustration

| Project Description | 20% | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|-----------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|
| | Year 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | |
| Project Component | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | |
| Total Rental Residential - Units | 0 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | 0 DU | 264 DU | |
| Total For Sale Residential - Units | 0 DU | 0 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 94 DU | 0 DU | 92 DU | 0 DU | |
| Total Office - SF | 0 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | 0 SF | 48,333 SF | |
| Total Industrial - SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | 214,286 SF | 0 SF | |
| Total Retail - SF | 0 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | 0 SF | 15,000 SF | |
| Total Tech Park - SF | 0 SF | 0 SF | 0 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 | 75,000 SF | 75,000 SF | 75,000 SF | 75,000 SF | 75,000 SF | 75,000 SF | |
| For Sale Residential - SF | 0 SF | 0 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 70,500 SF | 0 SF | 69,000 SF | 0 SF | |
| Rental Residential SF | 0 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 237,600 SF | 0 SF | 234,000 SF | |
| Total Building SF | 0 SF | 214,286 SF | 300,933 SF | 359,786 SF | 375,933 SF | 359,786 SF | 375,933 SF | 359,786 SF | 375,933 SF | 284,786 SF | 300,933 SF | 284,786 SF | 300,933 SF | 284,786 SF | 300,933 SF | 284,786 SF | 300,933 SF | 284,786 SF | 300,933 SF | 69,000 SF | 297,333 SF | |
| Cumulative Totals | | | | | | | | | | | | | | | | | | | | | | |
| Total Rental Residential - Units | 0 DU | 0 DU | 264 DU | 264 DU | 528 DU | 792 DU | 1,056 DU | 1,056 DU | 1,320 DU | 1,320 DU | 1,584 DU | 1,584 DU | 1,584 DU | 1,848 DU | 1,848 DU | 2,112 DU | 2,112 DU | 2,376 DU | 2,376 DU | 2,636 DU | 2,636 DU | |
| Total For Sale Residential - Units | 0 DU | 0 DU | 0 DU | 94 DU | 188 DU | 282 DU | 376 DU | 376 DU | 470 DU | 470 DU | 564 DU | 564 DU | 564 DU | 658 DU | 658 DU | 752 DU | 752 DU | 844 DU | 844 DU | 844 DU | 844 DU | |
| Total Office - SF | 0 SF | 0 SF | 48,333 SF | 48,333 SF | 96,666 SF | 144,999 SF | 144,999 SF | 183,332 SF | 183,332 SF | 241,665 SF | 241,665 SF | 280,008 SF | 280,008 SF | 338,331 SF | 338,331 SF | 386,664 SF | 386,664 SF | 434,997 SF | 434,997 SF | 483,330 SF | 483,330 SF | |
| Total Industrial - SF | 0 SF | 214,286 SF | 214,286 SF | 428,572 SF | 428,572 SF | 642,858 SF | 642,858 SF | 857,144 SF | 857,144 SF | 1,071,430 SF | 1,071,430 SF | 1,285,716 SF | 1,285,716 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | 1,500,002 SF | |
| Total Retail - SF | 0 SF | 0 SF | 15,000 SF | 15,000 SF | 30,000 SF | 45,000 SF | 45,000 SF | 60,000 SF | 60,000 SF | 75,000 SF | 75,000 SF | 90,000 SF | 90,000 SF | 105,000 SF | 105,000 SF | 120,000 SF | 120,000 SF | 135,000 SF | 135,000 SF | 150,000 SF | 150,000 SF | |
| Total Tech Park - SF | 0 SF | 0 SF | 0 SF | 75,000 SF | 150,000 SF | 225,000 SF | 300,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | 375,000 SF | |
| Total For Sale Residential - SF | 0 SF | 0 SF | 0 SF | 70,500 SF | 141,000 SF | 211,500 SF | 282,000 SF | 352,500 SF | 352,500 SF | 423,000 SF | 423,000 SF | 493,500 SF | 493,500 SF | 564,000 SF | 564,000 SF | 634,500 SF | 634,500 SF | 705,000 SF | 705,000 SF | 775,500 SF | 775,500 SF | |
| Total Rental Residential - SF | 0 SF | 0 SF | 237,600 SF | 237,600 SF | 475,200 SF | 475,200 SF | 712,800 SF | 712,800 SF | 950,400 SF | 950,400 SF | 1,188,000 SF | 1,188,000 SF | 1,425,600 SF | 1,425,600 SF | 1,663,200 SF | 1,663,200 SF | 1,900,800 SF | 1,900,800 SF | 2,138,400 SF | 2,138,400 SF | 2,372,400 SF | |
| Total Building SF | 0 SF | 214,286 SF | 515,219 SF | 875,005 SF | 1,250,938 SF | 1,610,724 SF | 1,986,657 SF | 2,362,590 SF | 2,738,523 SF | 3,114,456 SF | 3,490,389 SF | 3,866,322 SF | 4,242,255 SF | 4,618,188 SF | 5,000,000 SF | 5,380,000 SF | 5,760,000 SF | 6,140,000 SF | 6,520,000 SF | 6,900,000 SF | 7,280,000 SF | |
| Annual Escalation Factor | 2.0% | 1.00 | 1.02 | 1.04 | 1.06 | 1.08 | 1.10 | 1.13 | 1.15 | 1.17 | 1.20 | 1.22 | 1.24 | 1.27 | 1.29 | 1.32 | 1.35 | 1.37 | 1.40 | 1.43 | 1.46 | |
| Estimated A/V - Rental Residential | \$250K Per Unit | \$0 | \$68,666,400 | \$70,039,728 | \$142,881,045 | \$145,736,666 | \$222,980,159 | \$227,439,762 | \$309,318,077 | \$315,504,438 | \$402,268,159 | \$410,313,522 | \$502,223,751 | \$512,268,226 | \$609,599,189 | \$621,791,172 | \$724,830,852 | \$739,327,469 | \$848,378,271 | \$865,345,836 | \$979,292,354 | |
| Estimated A/V - For Sale Residential | \$500K Per Unit | \$0 | \$40,876,776 | \$50,874,312 | \$103,763,596 | \$106,869,267 | \$161,964,679 | \$165,203,973 | \$224,677,403 | \$229,170,951 | \$292,192,962 | \$298,036,622 | \$364,797,070 | \$372,083,011 | \$442,790,683 | \$451,646,497 | \$526,400,774 | \$537,020,589 | \$614,774,315 | \$627,069,801 | \$709,292,354 | |
| Estimated A/V - Office | \$250 PSF | \$0 | \$12,571,413 | \$12,822,842 | \$26,158,597 | \$26,681,769 | \$40,823,106 | \$41,639,568 | \$56,629,813 | \$57,762,409 | \$75,120,013 | \$91,946,896 | \$93,785,834 | \$111,605,142 | \$113,837,245 | \$135,355,737 | \$155,320,708 | \$158,427,122 | \$179,550,739 | \$182,657,153 | \$197,550,739 | |
| Estimated A/V - Industrial | \$150 PSF | \$0 | \$32,785,758 | \$33,441,473 | \$68,220,605 | \$69,585,017 | \$106,465,077 | \$108,594,378 | \$147,688,354 | \$150,642,121 | \$192,068,705 | \$195,910,079 | \$239,793,936 | \$244,589,815 | \$291,061,880 | \$296,883,118 | \$302,820,760 | \$308,877,195 | \$315,054,739 | \$321,355,834 | \$334,355,834 | |
| Estimated A/V - Retail | \$285 PSF | \$0 | \$4,447,710 | \$4,536,664 | \$9,254,786 | \$9,439,891 | \$14,443,033 | \$14,731,894 | \$20,035,375 | \$20,436,083 | \$26,577,126 | \$27,330,402 | \$33,181,010 | \$33,485,402 | \$40,275,110 | \$40,949,271 | \$47,888,257 | \$48,561,774 | \$56,050,810 | \$56,524,251 | \$63,524,251 | |
| Estimated A/V - TechPark | \$400 PSF | \$0 | \$31,836,240 | \$64,945,930 | \$99,367,272 | \$135,139,490 | \$172,302,850 | \$175,748,907 | \$230,263,885 | \$232,849,163 | \$298,506,146 | \$302,236,269 | \$374,040,995 | \$377,921,814 | \$459,106,251 | \$463,921,814 | \$559,106,251 | \$563,921,814 | \$674,106,251 | \$678,921,814 | \$789,106,251 | |
| Total Estimated Assessed Value | \$0 | \$32,785,758 | \$119,126,996 | \$237,332,855 | \$363,699,695 | \$491,476,270 | \$627,839,434 | \$765,767,108 | \$877,576,266 | \$989,712,923 | \$1,109,901,429 | \$1,230,503,706 | \$1,359,563,955 | \$1,489,135,014 | \$1,627,587,676 | \$1,773,395,241 | \$1,927,923,375 | \$1,974,163,189 | \$2,131,264,114 | \$2,240,902,710 | \$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



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.

Project Employment and Occupants

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

Property Tax

| | | Year 5 2025 | Year 10 2030 | Year 20 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 | 1.00% | \$4,914,763 | \$11,099,014 | \$24,066,148 |
| Estimated Unsecured Property Tax as % of Secured Non-Residential Value | 10.00% | \$241,954 | \$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 | 30.46% | \$1,570,700 | \$3,526,400 | \$7,574,000 |
| Los Angeles Flood Control | 0.94% | \$48,700 | \$109,300 | \$234,800 |
| Los Angeles County Fire | 17.10% | \$881,700 | \$1,979,500 | \$4,251,700 |
| County Contribution to EIFD | (27.41%) | (\$1,413,600) | (\$3,173,700) | (\$6,816,600) |
| Net Los Angeles County Distributions | 21.09% | \$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 (MVLf)

| | | | | |
|---|------------------------------|------------------------------|-------------------------------|-------------------------------|
| Total AV within COUNTY (FY 2019-20) | \$1,424,902,177,619 | | | |
| Current Property Tax In-Lieu of MVLf (2019-2020) | \$1,485,364,000 | | | |
| Prop Tax In-Lieu of MVLf per \$1M of AV | \$1,042 | | | |
| | <i>Year 1</i> 2021 | <i>Year 5</i> 2025 | <i>Year 10</i> 2030 | <i>Year 20</i> 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 MVLf 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 2025 | Year 10 2030 | Year 20 2040 |
|---|--|-----------------|-----------------|
| Estimated Assessed Value | \$491,476,270 | \$1,109,901,429 | \$2,406,614,844 |
| Estimated Property Turnover Rate | 5.0% | 5.0% | 5.0% |
| Estimated Value of Property Transferred | \$24,573,813 | \$55,495,071 | \$120,330,742 |
| Total Transfer Tax | \$1.10 per \$1,000 \$27,000 | \$61,000 | \$132,400 |
| Transfer Tax to County | \$0.55 per \$1,000 \$13,500 | \$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 2025 | Year 10 2030 | Year 20 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% | \$95,640 | \$277,183 | \$745,021 |
| Use Tax as % of Sales Tax | 12.00% | \$11,477 | \$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% | \$215,200 | \$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 2025 | Year 10 2030 | Year 20 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% | \$4,862,032 | \$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% | \$6,932,638 | \$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 | (10.0%) | (\$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% | \$106,152 | \$272,494 | \$689,083 |
| Use Tax as % of Sales Tax | 12.00% | \$12,738 | \$32,699 | \$82,690 |
| Net of Sales Transfer within County | (25%) | (\$29,723) | (\$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% | \$238,800 | \$613,100 | \$1,550,400 |
| Net of Sales Transfer within County | (25%) | (\$59,700) | (\$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)

County Multiplier Revenue and Expenditure Factors

| | | | | | | | Year 5 | Year 10 | Year 20 |
|--|-----------------------|---------------------|----------------------------|-------------------------------------|-------------------|-------------------|----------|----------|----------|
| Budget Category | Adopted County Budget | Allocation Basis | Relevant County Population | Discount for Operational Efficiency | Per Capita Factor | Annual Escalation | 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, 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) | \$ 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

County Multiplier Revenues and Expenditures

| | Year 5 2025 | Year 10 2030 | Year 20 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, Interests & Costs on Delinquent Taxes | \$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, Extraordinarily 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