

CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT

FISCAL YEAR 2023-2024 ANNUAL REPORT

Prepared For:

The City of Carson and the County of Los Angeles



Prepared By:



MAY 2024

Table of Contents

Section	Page
1.0 Introduction	3
2.0 Description of Projects in FY 2023-24	4
3.0 Revenue and Expenses	5
4.0 Tax Increment Revenue	6
5.0 EIFD Project Status.....	7
6.0 Revenue Expended for Private Business	8

DRAFT



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.

1.0 Introduction

1.1 Background and Purpose

The City of Carson, in partnership with the County of Los Angeles, established the Public Financing Authority (“PFA”) for the Enhanced Infrastructure Financing District (“EIFD”) at its March 16, 2021 meeting. The purpose of the PFA is to establish and implement the EIFD. The Infrastructure Finance Plan (IFP) received final approval by the PFA on August 1, 2022. The EIFD encompasses approximately 1,735 acres of land, representing approximately 14% of the City’s total 12,141 acres. The purpose of the district is to support needed public infrastructure, low and moderate income and workforce housing, rehabilitation, and environmental mitigation and remediation of brownfields of properties as described by the Adopted Infrastructure Financing Plan (IFP).

This Annual Report is prepared pursuant to Government Code Section 53398.66 and presents the following information:

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.
- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.
- c) The amount of tax increment revenue received.
- d) An assessment of the status regarding completion of the enhanced infrastructure financing district’s projects.
- e) The amount of revenue expended to assist private businesses.

2.0 Description of Projects in FY 2023-24

There were no projects undertaken in FY 2023-24, which is consistent with the progress expected to be made at this point.

DRAFT

3.0 Revenue and Expenses

Projected and actual revenues and expenditures since EIFD formation are shown in Table 1 below. It should be noted that the Carson EIFD was formed in Fiscal Year 2022-2023, and thus the first year of revenue was Fiscal Year 2023-2024. This represents a one-year lag when compared to the original IFP revenue projections.

Table 1: Projected and Actual Revenues and Expenditures – **Total EIFD**

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$519,278.88	(\$25,000.00)	\$494,278.88	\$484,528.32	(\$193,811.33)	\$290,716.99

It should be noted that all values should be considered preliminary, as property tax allocations are typically not finalized until August or September of each calendar year, based on the standard property tax reporting cycle. Final Fiscal Year 2023-2024 figures will be confirmed and updated as appropriate in Fiscal Year 2024-2025 reporting.

In accordance with the IFP, the allocation of EIFD revenues for FY 2023-24 are broken down as follows:

- \$96,905.66 – 20% Affordable Housing Set-Aside for Affordable Housing Development in Carson
 - This amount was set aside and not spent in FY 2023-24.
- \$193,811.33 – After the allocation to the Affordable Housing Set-Aside Fund, the remaining 50% of EIFD revenues is allocated to Victoria Golf Course Approved Remediation and Infrastructure Projects Fund.
 - This amount was set aside and not spent in FY 2023-24.
- \$193,811.33 – The remaining EIFD revenues are allocated to all other EIFD projects and activities.
 - This \$193,811.33 was expended in FY 23-24 pursuant to the Reimbursement Agreement with the City of Carson to reimburse the cost of forming the Carson EIFD (direct expenses only).

These breakdowns are detailed further in Tables 2-4.

Table 2: Projected and Actual Revenues and Expenditures – **20% Affordable Housing Fund**

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$103,855.78	\$0.00	\$103,855.78	\$96,905.66	\$0.00	\$96,905.66

Table 3: Projected and Actual Revenues and Expenditures – **Victoria Golf Course Approved Remediation and Infrastructure Projects**

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$207,711.55	\$0.00	\$207,711.55	\$193,811.33	\$0.00	\$193,811.33

Table 4: Projected and Actual Revenues and Expenditures – **Remaining EIFD Projects and Activities**

	PROJECTED Revenues	PROJECTED Expenditures (incl. Admin)	PROJECTED Net Revenue	ACTUAL Revenues	ACTUAL Expenditures (incl. Admin)	ACTUAL Net Revenue
FY 2022-23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
FY 2023-24	\$207,711.55	(\$25,000.00)	\$207,711.55	\$193,811.33	(\$193,811.33)	\$0.00

4.0 Tax Increment Revenue

Annual and cumulative EIFD tax increment revenues are outlined in Table 2 below.

*Table 5: Tax Increment Revenue Received – **Total EIFD***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$484,528.32	\$484,528.32

It should be noted that all values should be considered preliminary, as property tax allocations are typically not finalized until August or September of each calendar year, based on the standard property tax reporting cycle. Final Fiscal Year 2023-2024 figures will be confirmed and updated as appropriate in Fiscal Year 2024-2025 reporting. Details for the cumulative revenues of the various EIFD sub-funds are provided in Tables 6-8.

*Table 6: Tax Increment Revenue Received – **20% Affordable Housing Fund***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$96,905.66	\$96,905.66

*Table 7: Tax Increment Revenue Received – **Victoria Golf Course Approved Remediation and Infrastructure Projects***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$193,811.33	\$193,811.33

*Table 8: Tax Increment Revenue Received – **Remaining EIFD Projects and Activities***

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2022-23	\$0.00	\$0.00
FY 2023-24	\$193,811.33	\$193,811.33

5.0 EIFD Project Status

The EIFD is in the early phase of building a stabilized revenue stream that could be leveraged for a future debt issuance. No EIFD projects have been funded, which is consistent with expectations at this time.

DRAFT

6.0 Revenue Expended for Private Business

As of the date of this Annual Report, no revenue have been expended to assist private businesses. This is consistent with expectations at this time.

DRAFT